

**CITY OF VESTAVIA HILLS**  
**PLANNING AND ZONING COMMISSION**

**AGENDA**

**AUGUST 12, 2021**

**6:00 P.M.**

Roll Call.

Pledge of Allegiance

Selection of Chairman

Approval of Minutes: July 8, 2021

**Final Plats**

**Consent Agenda**

- (1) **P-0821-33** Liberty Park Joint Venture Is Requesting **Final Plat Approval** For **Liberty Park Joint Venture Survey**. The Purpose for This Request Is to Combine Lot and Acreage. The Property Is Owned By Liberty Park Joint Venture and Is Zoned Vestavia Hills PB. **APPROVED**
- (2) **P-0821-34** Sergey & Olga Mirov Is Requesting **Final Plat Approval** For **Mirov's Addition To Jacobs Road**. The Purpose for This Request Is To Combine Acreage Parcels Into One Lot. The Property Is Owned By Sergey & Olga Mirov and Is Zoned Vestavia Hills R-2. **APPROVED**

**Rezoning**

- (3) **P-0821-30** Deborah Dye. Et Al. Is Requesting **Rezoning** For **Alta Vista Cir.** from **Shelby County E-1 & Vestavia Hills E-2 to Vestavia Hills R-2** For The Purpose Of Compatible Rezoning. **APPROVED**
- (4) **P-0821-32** Cahaba Heights United Church Is Requesting **Rezoning** For **4224 & 4228 Oakview Ln.** from **Vestavia Hills Inst to Vestavia Hills R-9** For The Purpose Of Townhome Development. **APPROVED WITH CONDITIONS**

**CITY OF VESTAVIA HILLS**  
**PLANNING AND ZONING COMMISSION**

**MINUTES**

**JULY 8, 2021**

**6:00 P.M.**

The Planning & Zoning Commission of Vestavia Hills met in regular session on this date at 6:00 PM, following publication and posting pursuant to Alabama law. Due to the COVID-19 pandemic, in coordination with a Proclamation from Governor Ivey and pursuant to orders from the Jefferson County Health Department Official requiring social distancing along with limits of attendees, this meeting was held with a portion of the Commission digitally attending the meeting via remote computer locations utilizing a Zoom.com application. Staff and general public/audience members also were invited to attend via Zoom.com following publication pursuant to Alabama law. Chairman Barnes called the meeting to order and the City Planner called the roll with the following:

**MEMBERS PRESENT:**

Erica Barnes, Chair  
Ryan Farrell  
Lyle Larson  
Rusty Weaver\*  
Mike Vercher  
Hasting Sykes\*

**MEMBERS ABSENT:**

Rick Honeycutt  
Jonathan Romeo  
David Maluff

**OTHER OFFICIALS PRESENT:**

Conrad Garrison, City Planner  
Christopher Brady, City Engineer

*\*Member present via Zoom*

**APPROVAL OF MINUTES**

Ms. Barnes stated that the minutes of the meeting June 10, 2021 are presented for approval.

**MOTION** Motion to approve minutes was made by Mr. Larson and second was by Mr. Weaver. Voice vote as follows:

Mr. Sykes – yes  
Mr. Weaver – yes  
Mr. Vercher – yes  
Motion carried.

Mr. Farrell – yes  
Mr. Larson – yes  
Mrs. Barnes – yes

### **Preliminary Plats**

- (1) **P-0721-25** Phyllis Parker Is Requesting **Final Plat Approval For Parker Smyer Road Resurvey**. The Purpose for This Request Is To Subdivide One Lot Into Two. The Property Is Owned By Phyllis Parker and Is Zoned Vestavia Hills R-1.
- (2) **P-0721-26** Patrick Gilbert Is Requesting **Final Plat Approval For A Resurvey Of Lots 2 & 3 Viridian Subdivision**. The Purpose for This Request Is To Combine Lots. The Property Is Owned By Patrick Gilbert and Is Zoned Vestavia Hills R-9.
- (3) **P-0721-27** Patrick Gilbert Is Requesting **Final Plat Approval For A Resurvey Of Lots 16 & 17, Block 4, Glass's 3<sup>rd</sup> Addition To New Merkle**. The Purpose for This Request Is To Combine Lots. The Property Is Owned By Patrick Gilbert and Is Zoned Vestavia Hills R-4.
- (5) **P-0721-29** Cheri A. Dalgleish, Ralph & Elizabeth Hymes, and Austin Taylor Are Requesting **Final Plat Approval For Vestlake Ridge Resurvey No. 1**. The Purpose for This Request Is To Storm Sewer Easement. The Property Is Owned By Cheri A. Dalgleish, Ralph & Elizabeth Hymes, and Austin Taylor and Is Zoned Vestavia Hills PR-1.

Mrs. Barnes opened the floor for a public hearing. There being no one to address the Commission concerning these request, Mrs. Barnes closed the public hearing and opened the floor for motions.

**MOTION** Mr. Larson made a motion to approve items 1-3, 5. Second was by Mr. Weaver. Motion was carried on a roll call; vote as follows:

Mr. Sykes – yes  
Mr. Weaver – yes  
Mr. Vercher – yes  
Motion carried.

Mr. Farrell – yes  
Mr. Larson – yes  
Mrs. Barnes – yes

- (4) **P-0721-28** Paul & Elizabeth Bruno Are Requesting **Final Plat Approval For Bruno's Resurvey Of Vestwood Hills Circle**. The Purpose for This Request Is To Vacate An Easement. The Property Is Owned By Paul & Elizabeth Bruno and Is Zoned Vestavia Hills R-2. **APPROVED**

Mr. Garrison explained the request and stated the plat would replace a vacated easement with an easement where the drainage pipe laid.

Mrs. Barnes opened the floor for a public hearing.

A neighbor spoke in opposition and was concerned about drainage.

Mrs. Barnes closed the public hearing and opened the floor for a motion.

**MOTION** Mr. Weaver made a motion to approve item 4. Second was by Mr. Larson. Motion was carried on a roll call; vote as follows:

Mr. Sykes – yes	Mr. Farrell – yes
Mr. Weaver – yes	Mr. Larson – yes
Mr. Vercher – yes	Mrs. Barnes – yes

Motion carried.

### **Rezoning/Conditional Use Recommendations**

(6) **P-0721-24** ELM Properties, LLC Is Requesting **Rezoning** For **3164 Belwood Dr.** from **Vestavia Hills R-5 to Vestavia Hills R-9** For The Purpose Of Townhome Development.

Mr. Garrison explained the background of the request. If approved five townhomes would be built and infrastructure improvements would be built.

Joey Miller and Elliot Pike were present to answer any questions.

Mrs. Barnes opened the floor for a public hearing.

Kathryn Denavue spoke in opposition due to concerns about traffic and density.

Mrs. Barnes closed the public hearing and opened the floor for motions.

**MOTION** Mr. Larson made a motion to recommend rezoning from Vestavia Hills R-5 to Vestavia Hills R-9 at 3164 Belwood Dr. with the following conditions:

1. Approval based on site plan presented.

Second was by Mr. Weaver. Motion was carried on a roll call; vote as follows:

Mr. Sykes – yes	Mr. Farrell – yes
Mr. Vercher – yes	Mr. Larson – yes
Mr. Weaver – yes	Mrs. Barnes – yes

Motion carried.

Conrad Garrison, City Planner

**CITY OF VESTAVIA HILLS**  
**SYNOPSIS AND STAFF RECOMMENDATION CONCERNING**  
**APPLICATION BEFORE THE PLANNING AND ZONING COMMISSION**

Date: **AUGUST 12, 2021**

- **CASE:** P-0821-33
- **REQUESTED ACTION:** Final Plat Approval For MPT Headquarters At Liberty Park
- **ADDRESS/LOCATION:** Liberty Pkwy.
- **APPLICANT/OWNER:** Liberty Park Joint Venture
- **GENERAL DISCUSSION:** Plat will combine Lot 1N and acreage parcels into a combined Lot 1 for continued office development in Liberty Park. Property resides in both Vestavia Hills and the City of Birmingham, which will also require their approval. All existing storm and sanitary sewer easements will remain.
- **STAFF REVIEW AND RECOMMENDATION:**
  1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

**City Planner Recommendation:** No recommendation
  2. **City Engineer Review:** No problems noted.
  3. **City Fire Marshal Review:** No problems noted
  4. **Building Safety Review:** No problems noted

**CITY OF VESTAVIA HILLS  
PLANNING AND ZONING COMMISSION  
FINAL MAP APPLICATION**

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**II. APPLICANT INFORMATION: (owner of property)**

NAME: Liberty Park Joint Venture, LLP

ADDRESS: 1000 Urban Center Drive, Suite 235, Vestavia, AL 35242

BILLING ADDRESS *(if different from above)* \_\_\_\_\_

PHONE : (205) 945-6459 Email jbonanno@libertypark.com

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: \_\_\_\_\_

David Arrington

PHONE : 205-229-5434 Email dave@arringtonengineering.com

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**III. BILLING/RESPONSIBLE PARTY: (FOR PAYMENT OF FEES)**

NAME: Johnson Healthcare Real Estate (Edward Aldag)

ADDRESS: 2204 Lakeshore Drive, Suite 215, Birmingham, AL 35209

MAILING ADDRESS *(if different from above)* \_\_\_\_\_

PHONE: (205) 802-2320 Email ealdag@johnsonhre.com

**P0821-33//28-00-12-4-003-026.000**  
**11000 Liberty Pkwy.**  
Final Map to combine lots to create  
1 lot  
LPJV. LLP

**IV. ACTION REQUESTED**

**Final Plat Approval: (reason must be provided)**

Explain reason for the request: To create 1 lot by combining a recorded lot with  
a metes and bound tract.

*\*\*if additional information is needed, please attached full description of request\*\**

**V. PROPERTY DESCRIPTION: (address, legal description, etc.)**

8060, 9000, and 11000 Liberty Parkway, and 3779 Corporate Woods Dr.

Vestavia, Hills, AL. 35242

Property size: irregular feet X irregular feet. Acres: 51.71

**VI. ZONING/REZONING:**

The above described property is presently zoned: PB Planned Buisness

**VII. OWNER AFFIDAVIT:**

I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing. *\*Application must be signed by the owner of the property before a Notary and original submitted to the Office of the Clerk; no copies will be accepted.\**

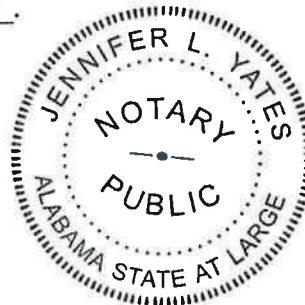
  
Owner Signature/Date President

\_\_\_\_\_  
Representing Agent (if any)/date

Given under my hand and seal  
this 27th day of July, 2021.

  
Notary Public

My commission expires 7th  
day of May, 2024.



**P0821-33//28-00-12-4-003-026.000**  
**11000 Liberty Pkwy.**  
Final Map to combine lots to create  
1 lot  
LPJV. LLP

**AUTHORITY TO ACT AS AGENT**  
**REZONING, VARIANCE, RESURVEY, ANNEXATION OR SUBDIVISION REQUEST**

This is to certify that I am (we are) LIBERTY PARK JOINT VENTURE, LLP

the property owner(s) of the property located at Liberty Park

Parcel ID #(s) 2800123000001000 2800123000001028 2800124003026000 2800124003027003

I (we) hereby request that the property be rezoned from \_\_\_\_\_ zoning classification  
to \_\_\_\_\_ zoning classification.

I (we) request a variance from the Zoning Ordinance of the  
City of \_\_\_\_\_.

I am (we are) submitting a subdivision request or resurvey request.

I am (we are) submitting a request for annexation.

David B Arrington is hereby authorized to act as my (our) agent  
in this endeavor. Signed this 27<sup>th</sup> day of July, 2021.

\_\_\_\_\_  
Property Owner

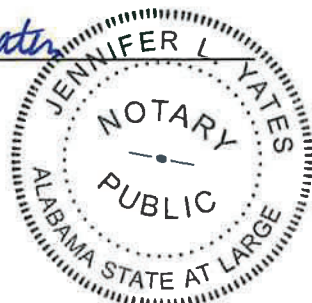
John Bonanno  
\_\_\_\_\_  
Property Owner  
President

State of Alabama

I, the undersigned Notary Public, hereby certify that John Bonanno  
whose name is signed to the foregoing "AUTHORITY TO ACT AS AGENT" has acknowledged to me  
under oath that they have read and understand the foregoing and executed same before me on this day.

Given under my hand and Official Seal this 27<sup>th</sup> day of July, 2021.

Jennifer L. Yates



5/7/2024  
Commission Expires

**P0821-33//28-00-12-4-003-026.000**  
**11000 Liberty Pkwy.**  
Final Map to combine lots to create  
1 lot  
LPJV. LLP



STATE OF ALABAMA  
COUNTY OF JEFFERSON

THE UNDERSIGNED, **JEFF D. ARRINGTON**, A REGISTERED LAND SURVEYOR, STATE OF ALABAMA, **LIBERTY PARK JOINT VENTURE** AS OWNERS OF THAT PROPERTY SHOWN AS LOT A AND LOT B ON THIS PLAT, HEREBY CERTIFY THAT THIS PLAT OR MAP WAS MADE PURSUANT TO A SURVEY MADE BY SAID SURVEYOR AND THAT SAID SURVEY AND THIS PLAT OR MAP WERE MADE AT THE INSTANCE OF SAID OWNER; THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LANDS SHOWN THEREIN AND KNOWN AS "MPT HEADQUARTERS AT LIBERTY PARK" SHOWING THE SUBDIVISIONS INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS, GIVING THE LENGTH, AND ANGLES OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER, SHOWING THE RELATION OF THE LANDS TO THE SURVEY OF CORPORATE WOODS ADDITION TO LIBERTY PARK RESURVEY NO. 4 AS RECORDED IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA IN MAP BOOK 221, PAGE 99, AND CURVE POINTS AS SHOWN AND DESIGNATED BY SMALL OPEN CIRCLES ON SAID PLAT OR MAP, SAID OWNER ALSO CERTIFIES THAT IT IS THE OWNER OF SAID LANDS AND THAT A PORTION OF SAID LANDS IS NOT SUBJECT TO A MORTGAGE.

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SURVEYOR: \_\_\_\_\_ OWNER: LIBERTY PARK JOINT VENTURE

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
JEFF D. ARRINGTON  
ALABAMA LIC. NO. 18664  
ITS: \_\_\_\_\_  
DATE: \_\_\_\_\_

STATE OF ALABAMA  
COUNTY OF SHELBY

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT **JEFF D. ARRINGTON**, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS SURVEYOR, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

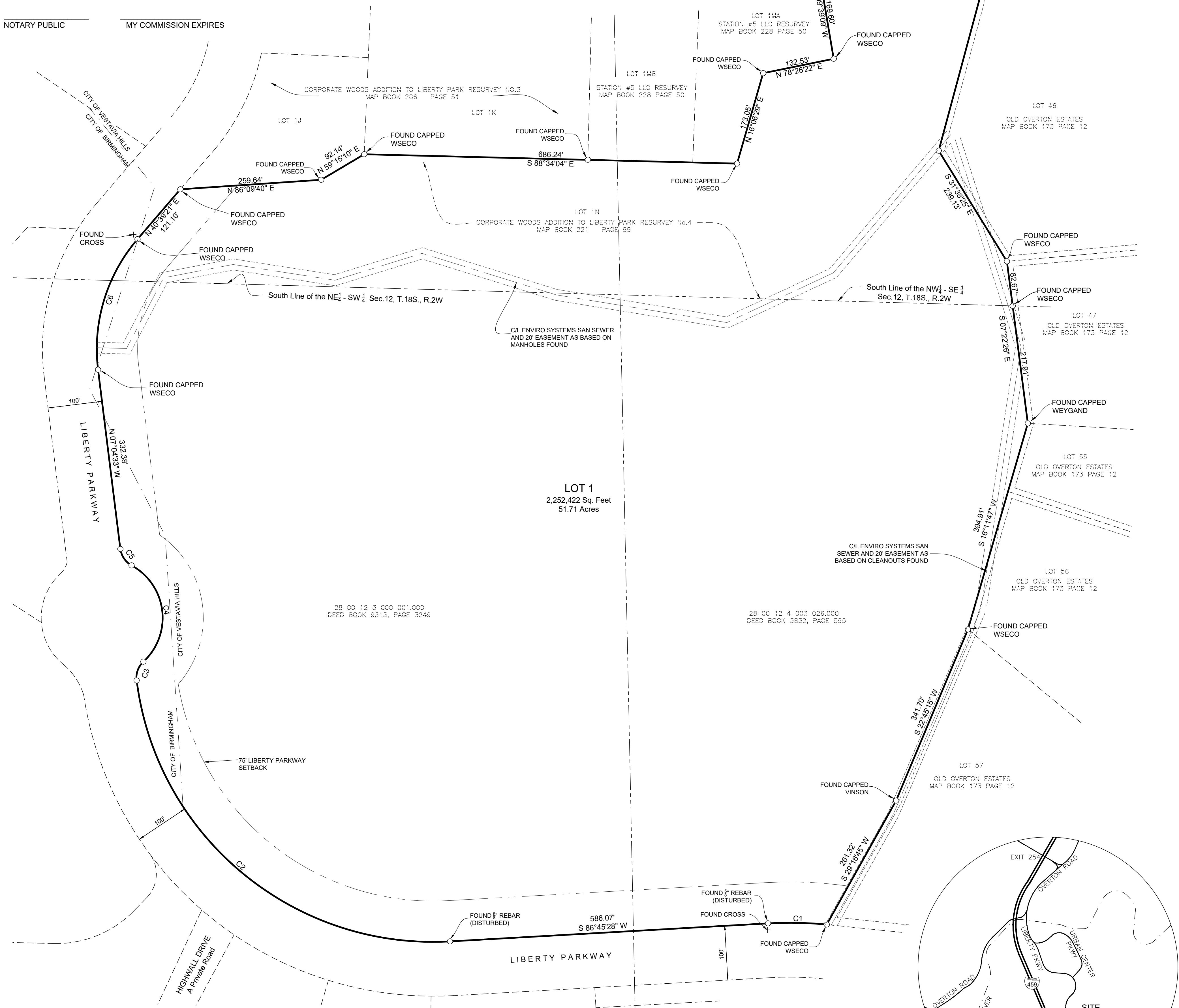
NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF ALABAMA  
COUNTY OF \_\_\_\_\_

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT \_\_\_\_\_, WHOSE NAME AS SIGNED TO THE FOREGOING CERTIFICATE AS \_\_\_\_\_ OF LIBERTY PARK JOINT VENTURE AS OWNER, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_



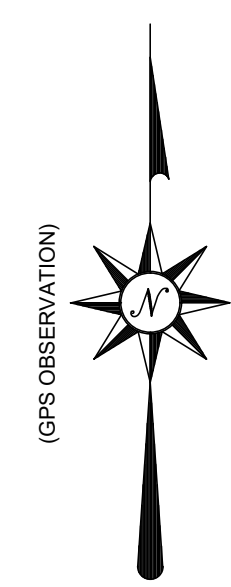
- NOTES:  
1. REFER TO THE CITY OF VESTAVIA APPROVED SITE PLAN FOR BUILDING SETBACKS AND LOT RESTRICTIONS NOT SHOWN ON THIS PLAT.  
2. NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND OR RIGHTS OF WAYS, RECORDED OR UNRECORDED. THE LOTS SHOWN HEREON ARE SUBJECT TO SETBACKS, EASEMENTS, AND ZONING AND BUILDING CODE ORDINANCES OF THE GOVERNING AUTHORITY.  
3. ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES AND MAY BE USED FOR SUCH PURPOSES TO SERVE THE LOTS BOTH WITHIN AND OUTSIDE THE SUBDIVISION. THE CITY OF VESTAVIA IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY EASEMENTS SHOWN ON THIS PLAT OUTSIDE THE PUBLIC RIGHT OF WAY.  
4. THE CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS.  
5. NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE CITY OF VESTAVIA PLANNING COMMISSION.  
6. NO FENCING, AUXILIARY STRUCTURES, LANDSCAPING OR CHANGES IN TOPOGRAPHY WHICH ALTERS THE FLOW OF STORMWATER OR ADVERSELY EFFECTS ANY PROPERTY SHALL BE PERMITTED.  
7. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED IN ANY EASEMENT.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	700.00'	107.99'	107.88'	N 88°49'22" W	008°50'20"
C2	550.00'	825.90'	750.46'	N 50°13'25" W	086°02'14"
C3	40.00'	38.02'	36.61'	N 20°01'34" E	054°27'43"
C4	110.00'	208.45'	178.63'	N 07°01'55" W	108°34'39"
C5	40.00'	37.87'	36.47'	N 34°11'54" W	054°14'41"
C6	310.00'	258.25'	250.85'	N 16°47'24" E	047°43'54"

DIRECTOR OF ENVIRONMENTAL SERVICES \_\_\_\_\_ DATE \_\_\_\_\_  
ENVIRONMENTAL SERVICES DEPARTMENT APPROVAL INDICATES THAT THIS DOCUMENT HAS BEEN REVIEWED FOR PROVISION OF FUTURE OR EXISTING SANITARY SEWERS; HOWEVER THIS DOES NOT MEAN SANITARY SEWERS HAVE BEEN BUILT OR WILL BE BUILT IN THE FUTURE. ANY CHANGE IN RIGHT OF WAY OR EASEMENT BOUNDARIES AFTER THIS DATE MAY VOID THIS APPROVAL.  
APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY CLERK, CITY OF VESTAVIA HILLS  
APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY ENGINEER  
APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CHAIRMAN PLANNING AND ZONING

**SURVEY CONTROL**

THE BASIS OF BEARINGS AND OR COORDINATES SHOWN ON THIS SURVEY ARE BASED ON ALABAMA STATE PLANE WEST ZONE, GRID NORTH, NAD 83(2011) AND VERTICAL DATUM IS NAVD 88 (GEOID 128) ELEVATION AND POSITION WAS OBTAINED FROM R.T.K OBSERVATION USING THE ALDOT CORS NETWORK AS CONTROL.

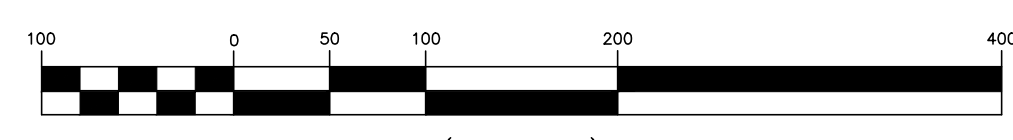


**LIBERTY PARK JOINT VENTURE SURVEY**

BEING A RESURVEY OF LOT 1N, ACCORDING TO THE SURVEY OF CORPORATE WOODS ADDITION TO LIBERTY PARK RESURVEY NO. 4, AS RECORDED IN MAP BOOK 221, PAGE 99, AND A PARTY OF THAT PROPERTY DESCRIBED IN WARRANTY DEEDS BOOK 9313, PAGE 3249, AND BOOK 3832, PAGE 595, AS RECORDED IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA

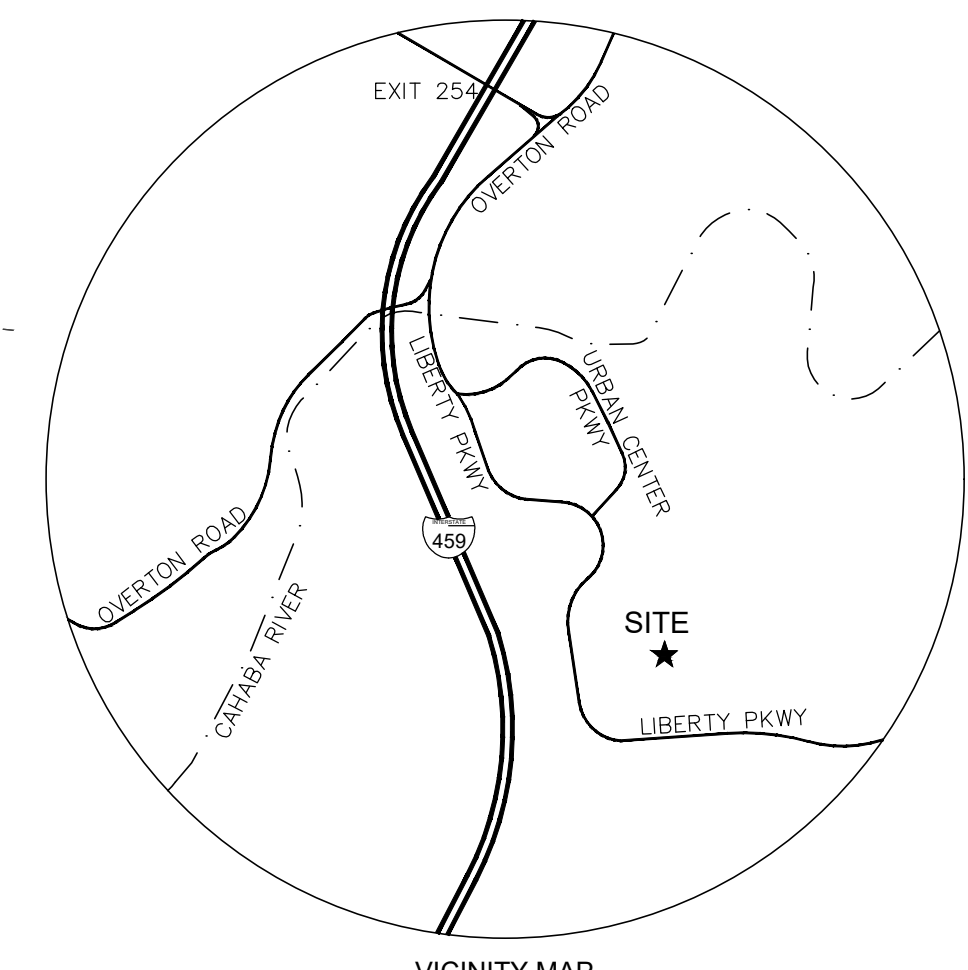
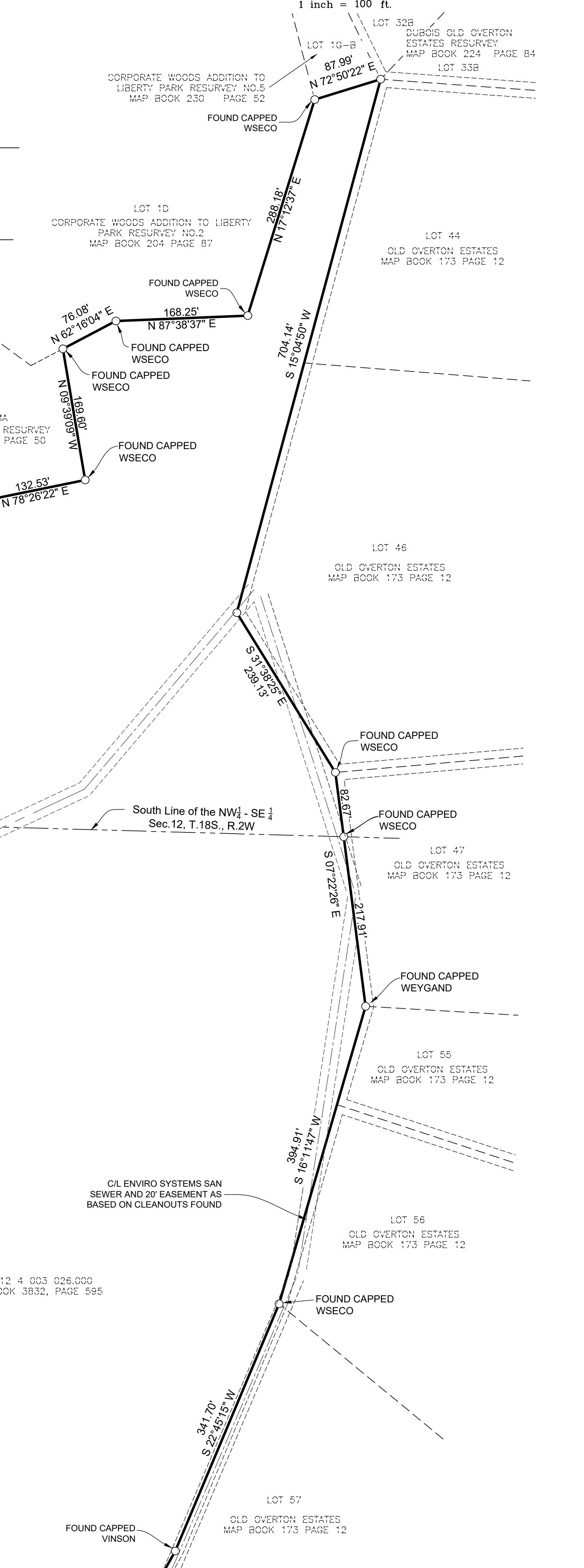
SITUATED IN THE 1/2 SOUTH OF SECTION 12, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA

**GRAPHIC SCALE**



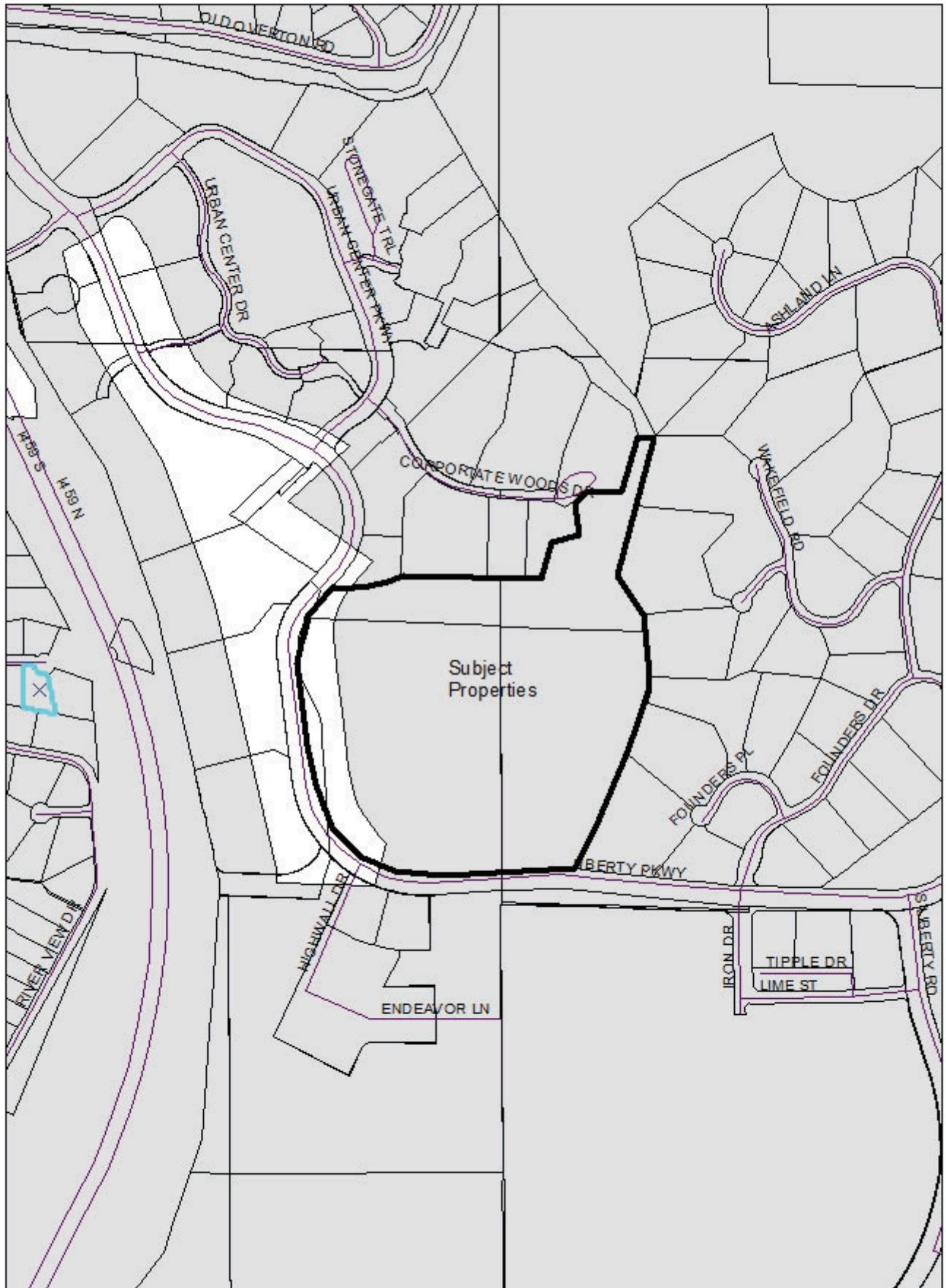
THE PURPOSE OF THIS SURVEY IS TO CREATE 1 LOT FROM LOT 1N, ACCORDING TO THE SURVEY OF CORPORATE WOODS ADDITION TO LIBERTY PARK RESURVEY NO. 4 AS RECORDED IN MAP BOOK 221, PAGE 99, AND A PART OF THAT PROPERTY DESCRIBED IN DEED BOOK 9313, PAGE 3249 AND DEED BOOK 3832, PAGE 595.

CAPPED IRON PINS STAMPED # 18664 WERE SET ALL CORNERS UNLESS NOTED OTHERWISE.



**ARRINGTON ENGINEERING**  
Civil Engineers - Surveyors - Land Planners  
Office: (205) 985-9315  
Fax: (205) 985-9365  
2032 Valleydale Road  
Birmingham AL 35244

DRAWING TITLE MPT HEADQUARTERS AT LIBERTY PARK	STATE OF ALABAMA REGISTERED #18664 PROFESSIONAL LAND SURVEYOR JEFF D. ARRINGTON	DRAWN BY MA
LOCATION & DESCRIPTION SITUATED IN THE 1/2 SOUTH OF SEC 12, T 18 S, R 2 W, JEFFERSON COUNTY, ALABAMA		CHECKED BY: JDA
		DATE: 07-20-2021
		SCALE: 1"=100'
		PARTY CHIEF: JDA DF
		PROJECT NO.: 77219
		SHEET: 1 OF 1



**Legend**

	Vestavia Hills City Limits
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**CITY OF VESTAVIA HILLS**  
**SYNOPSIS AND STAFF RECOMMENDATION CONCERNING**  
**APPLICATION BEFORE THE PLANNING AND ZONING COMMISSION**

Date: **AUGUST 12, 2021**

- **CASE:** P-0821-34
- **REQUESTED ACTION:** Final Plat Approval For Mirov's Addition To Jacobs Road
- **ADDRESS/LOCATION:** 2413 Jacobs Rd.
- **APPLICANT/OWNER:** Sergey & Olga Mirov
- **GENERAL DISCUSSION:** Plat will combine remaining acreage from the 2700 Vestavia Forest preliminary plat with neighboring acreage to create Lot 1. Property meets all requirements for R-2.
- **STAFF REVIEW AND RECOMMENDATION:**
  1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.  

**City Planner Recommendation:** No recommendation
  2. **City Engineer Review:** No problems noted.
  3. **City Fire Marshal Review:** No problems noted
  4. **Building Safety Review:** No problems noted

**CITY OF VESTAVIA HILLS  
PLANNING AND ZONING COMMISSION  
FINAL MAP APPLICATION**

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**II. APPLICANT INFORMATION: (owner of property)**

NAME: Sergey & Olga Mirov

ADDRESS: 2413 Jacobs Road, Vestavia Hills, AL 35216

BILLING ADDRESS *(if different from above)* \_\_\_\_\_

PHONE : (205) 243-7498 Email mirov@uab.edu

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: N/A

PHONE : \_\_\_\_\_ Email \_\_\_\_\_

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**III. BILLING/RESPONSIBLE PARTY: (FOR PAYMENT OF FEES)**

NAME: Sergey Mirov

ADDRESS: 2413 Jacobs Road, Vestavia Hills, AL 35216

MAILING ADDRESS *(if different from above)* \_\_\_\_\_

PHONE: (205) 243-7498 Email mirov@uab.edu

**P0821-34//29-00-36-2-010-008.000**  
**2413 Jacobs Rd.**  
Final Map to combine 2 parcels  
Sergey & Olga Mirov

**IV. ACTION REQUESTED**

**Final Plat Approval: (reason must be provided)**

Explain reason for the request: To combine adjacently owned parcels into 1 parcel

\*\*if additional information is needed, please attached full description of request\*\*

**V. PROPERTY DESCRIPTION: (address, legal description, etc.)**

Current property at 2413 Jacobs Road, Vestavia Hills, AL 35216 is  
combined with the adjacent 0.47 acres parcel just purchased from RW Developp

Property size: \_\_\_\_\_ feet X \_\_\_\_\_ feet. Acres: 0.85

**VI. ZONING/REZONING:**

The above described property is presently zoned: R-2

**VII. OWNER AFFIDAVIT:**

I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing. *\*Application must be signed by the owner of the property before a Notary and original submitted to the Office of the Clerk; no copies will be accepted.\**

[Signature]  
Owner Signature/Date

07/27/21

Representing Agent (if any)/date

Given under my hand and seal  
this 27<sup>th</sup> day of July, 2021.

[Signature]  
Notary Public

My commission expires May  
day of 29<sup>th</sup>, 2024.



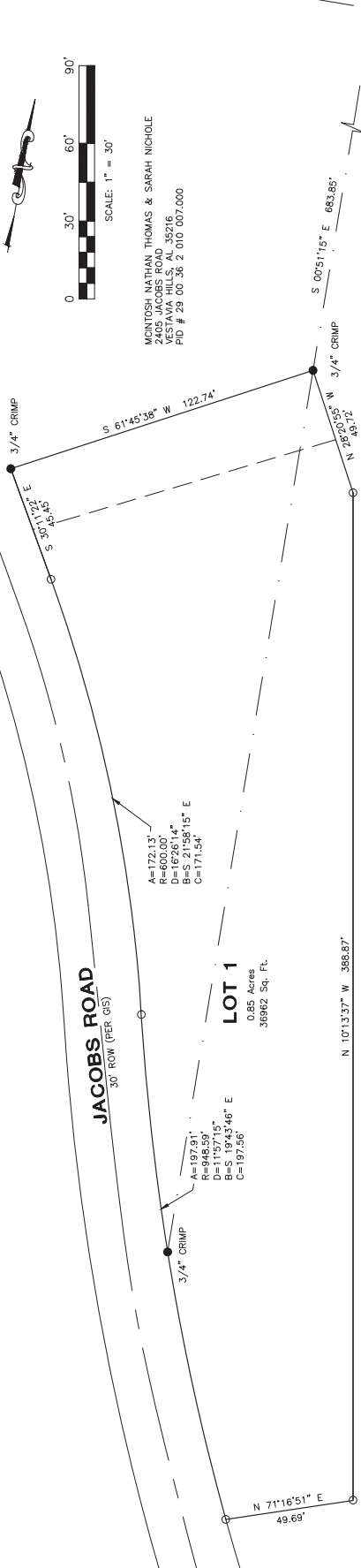
P0821-34//29-00-36-2-010-008.000  
2413 Jacobs Rd.  
Final Map to combine 2 parcels  
Sergey & Olga Mirov

**South Central Surveying, LLC**  
 RESIDENTIAL & COMMERCIAL LAND SURVEYING  
 156 SUNSET TRAIL  
 ALABASTER, ALABAMA 35007  
 PHONE 205-229-1993  
 EMAIL: buck@southcentralssurveying.com



PROJECT: MIROV'S ADDITION TO JACOBS ROAD  
 OWNER: SERGEY & OLGA MIROV  
 2413 JACOBS ROAD  
 VESTAVIA HILLS, AL 35216

SHEET No.: 1 of 1  
 PROJECT NO.: 21-06002



STATE OF ALABAMA  
 SHELBY COUNTY

The undersigned, William D. Callahan, Jr., Professional Land Surveyor, State of Alabama, and Sergey and Olga Mirov, as owner, hereby certify that this plat or map was prepared in strict accordance with the provisions of the laws of Alabama relating to land surveying and subdivision of land. The plat or map shows the sub-divisions into which it is proposed to divide said lands, giving the lengths and angles of each lot and its number, showing the streets, alleys and public grounds, giving the length and width and name of each street as well as the number of each lot and the name of the owner of each lot and the name of the owner of the land on which the same are designated by small open circles on said plat or map. Said owners also certify that they are the owners of said lands and that the same are not subject to any mortgage. I further certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

BY: William D. Callahan, Jr., P.L.S. Date 07/26/2021  
 AL Reg No 28251

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that William D. Callahan, Jr., whose name is signed to the foregoing certificate as surveyor, and who is known to me, acknowledged before me, on this date, that after being duly informed of the contents of said certificate, does execute same voluntarily as such individual with full authority thereof.

Given under my hand and seal this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public  
 MY COMMISSION EXPIRES: \_\_\_\_\_

BY: Sergey Mirov, Owner  
 DATE: \_\_\_\_\_

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Sergey Mirov, whose name is signed to the contents of said certificate, does execute same voluntarily as such individual with full authority thereof.

Given under my hand and seal this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

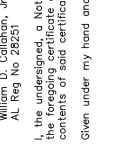
Notary Public  
 MY COMMISSION EXPIRES: \_\_\_\_\_

BY: Olga Mirov, Owner  
 DATE: \_\_\_\_\_

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Olga Mirov, whose name is signed to the contents of said certificate, does execute same voluntarily as such individual with full authority thereof.

Given under my hand and seal this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public  
 MY COMMISSION EXPIRES: \_\_\_\_\_



FW DEVELOPMENT, LLC  
 2207 SWANN CREEK BLVD  
 VESTAVIA HILLS, AL 35216  
 PID # 29 00 36 1 011 005.000

**MIROV'S ADDITION TO  
 JACOBS ROAD**

A SINGLE FAMILY RESIDENTIAL SUBDIVISION SITUATED IN THE SW 1/4 OF THE NE 1/4 AND IN THE SE 1/4 OF THE NW 1/4 OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 3 WEST, CITY OF VESTAVIA HILLS, JEFFERSON COUNTY, ALABAMA.

**OWNER:**  
 SERGEY AND OLGA MIROV  
 2413 JACOBS ROAD  
 VESTAVIA HILLS, AL 35216

**PREPARED BY:**  
 SOUTH CENTRAL SURVEYING, LLC  
 156 SUNSET TRAIL  
 ALABASTER, AL 35007  
 (205)-229-1893

- NOTES:
- Unless otherwise shown or stated, all easements shown hereon are for storm sewers, sanitary sewers, public utilities, or ingress and egress, and are to serve property both within and without this subdivision.
  - Basis of bearing is based on plat.
  - Surface obstructions not within the accepted and maintained Right-Of-Way will not be maintained by City of Vestavia Hills.
  - Contractor and/or developer are responsible for providing building sites free of drainage problems.
  - No sub-surface investigation of geological conditions was performed by South Central Surveying, LLC; therefore no reference whatsoever is made as to the suitability for residential construction.
  - Consulted the latest Flood Insurance Rate Map (F.I.R.M.), Community Panel Number 0107-00555H, dated September 3, 2010, and found that the parcel shown DOES NOT lie in a special flood hazard area, Zone X.

LEGEND	
● - IRON PIN FOUND	CONCRETE - CONCRETE
○ - (DESCRIPTION)	D - DEED
○ - 1/2" CAPPED REBAR SET	--- NOT TO SCALE
β - UTILITY POLE	AC. - ACRES
ROW - RIGHT OF WAY	⊕ - CENTERLINE
--- OVERHEAD UTILITY LINE(S)	D.B. - DEED BOOK
--- FENCE	M.B. - MAP BOOK
--- FIRE HYDRANT	P.B. - PLAT BOOK
	PC. - PAGE

Date	Date	Date	Date
Vestavia Hills City Engineer			
Vestavia Hills Planning Commission			
Vestavia Hills Manager			
Jefferson County Department of Health			
Approved in Format Only			



DATE	MAY 22 2017
SCALE	C.I.O. PLOT LAYOUT PLAN
PROJECT	2700 VESTAVIA FOREST
CLIENT	DR. DEVELOPMENT
PROJECT NO.	2700 VESTAVIA FOREST
PROJECT ADDRESS	2700 VESTAVIA FOREST
PROJECT CITY	2700 VESTAVIA FOREST
PROJECT STATE	2700 VESTAVIA FOREST
PROJECT ZIP	2700 VESTAVIA FOREST

**PHASE 1 EROSION CONTROL PLAN**  
 2700 VESTAVIA FOREST  
 DR. DEVELOPMENT  
 VESTAVIA HILLS, ALABAMA

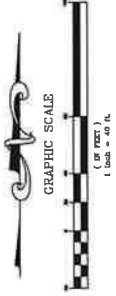
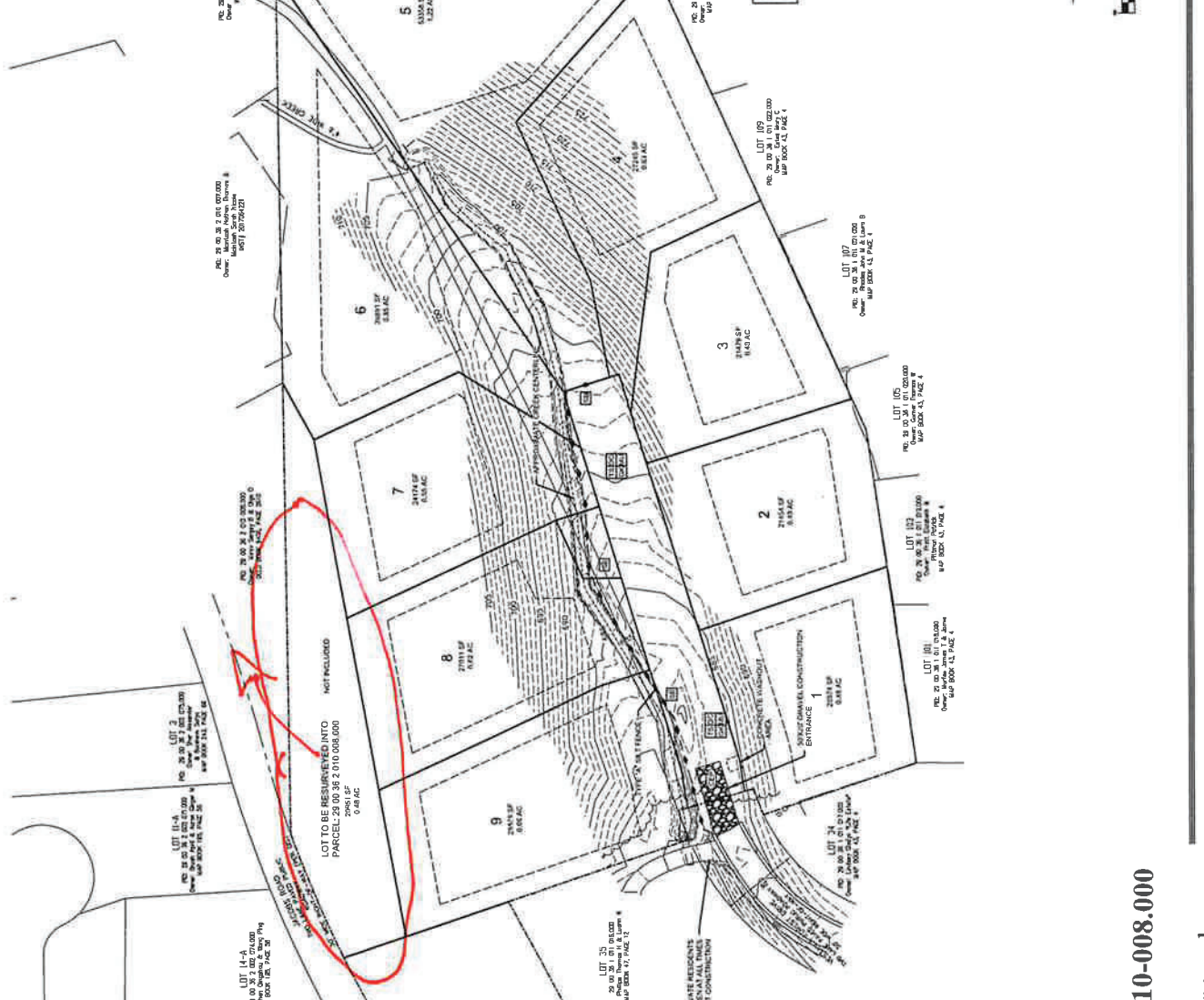
120 BISHOP CIRCLE, SUITE 300  
 PELHAM, AL 35124  
 TEL - (205) 403-9158  
 FAX - (205) 403-9175



C.O.0

**EROSION CONTROL LEGEND**

[Symbol]	DUST CONTROL
[Symbol]	TEMPORARY SEEDING
[Symbol]	MULCHING
[Symbol]	GRASS/SHRUBS/PLANTS
[Symbol]	CONCRETE/PAVEMENT
[Symbol]	EXISTING PAVEMENT
[Symbol]	SEDIMENT BARRIERS



NOTE: THE ESCAPE OF SEEDING FROM VESTAVIA FOREST SHALL BE A MINIMUM OF 10 FEET FROM ANY EXISTING OR PROPOSED CONSTRUCTION. SEEDING SHALL BE APPLIED NECESSARY TO THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

**P0821-34//29-00-36-2-010-008.000**  
**2413 Jacobs Rd.**  
 Final Map to combine 2 parcels  
 Sergey & Olga Mirov

**CITY OF VESTAVIA HILLS**  
**SYNOPSIS AND STAFF RECOMMENDATION CONCERNING**  
**APPLICATION BEFORE THE PLANNING AND ZONING COMMISSION**

Date: AUGUST 12, 2021

- **CASE: P-0821-30**
- **REQUESTED ACTION:** Rezoning Shelby County E-1 & Vestavia Hills E-2 to Vestavia Hills R-2
- **ADDRESS/LOCATION:** 2608, 2611, 2612, 2615, 2616, 2620 & 2627 Alta Vista Circle
- **APPLICANT/OWNER:** Deborah Dye. Et Al.
- **GENERAL DISCUSSION:** This is a rezoning “clean-up” of previously annexed and rezoned properties. Pre-annexed properties maintained a zoning of Shelby County E-1, which according to our compatible definition would be VH E-2. However, all lots failed to meet the minimum zoning for lot sizes and widths, as well as building setbacks. The VH R-2 zoning more closely matches the platted lots and will decrease the number of non-conformities and requests for variances. Additionally, some previously annexed lots received no Vestavia zoning at all. See the attached letter from the City Clerk to the applicant for additional information.
- **STAFF REVIEW AND RECOMMENDATION:**
  1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.  
  
**City Planner Recommendation:** No recommendation
  2. **City Engineer Review:** I have reviewed the application and I have no issues with this request.
  3. **City Fire Marshal Review:** I have reviewed the application and I have no issues with this request.
  4. **Building Safety Review:** I have reviewed the application and I have no issues with this request.



# CITY OF VESTAVIA HILLS

## APPLICATION

### PLANNING AND ZONING COMMISSION

#### **I. INSTRUCTIONS AND INFORMATION:**

- (1) The Vestavia Hills Planning and Zoning Commission meets regularly on the second Thursday of each month at 6:00 PM in Council Chambers at the Municipal Center.
- (2) All materials and information relating to a zoning/rezoning request or conditional use approval before the Planning and Zoning Commission must be submitted to the Office of the City Clerk no later than **25 working days prior to the scheduled meeting at which it shall be considered.** All information relating to Preliminary Map approvals must be submitted to the Office of the City Clerk no later than 20 days prior to the scheduled meeting at which is shall be considered. All information relating to Final Map approvals must be submitted to the Office of the City Clerk no later than 15 days prior to the scheduled meeting at which it is to be considered.
- (3) This application must be filled out in its entirety complete with zip codes.
- (4) All applicable fees shall accompany this application prior to its being considered complete. Fees include an application fee of \$100.00 along with applicable postage per property owner to be notified for Commission meeting. Fees may also include notification fees for City Council meeting and publication fees which will be billed to applicant at a later date. *\*\*No permits will be issued until all fees have been paid.*
- (5) Appropriate plats and maps with proper legal description shall accompany this application. **Please refer to attached checklist.**

#### **II. APPLICANT INFORMATION: (owner of property)**

NAME: Deborah Dye, Kent & Sina Skates, Evan & Courtney Bradley

ADDRESS: Marvin & Stacey Green, Joy Sweitzer, Lynda Montana,

Douglas & Linda Blake

MAILING ADDRESS *(if different from above)* Alta Vista Cir

PHONE NUMBER: Home \_\_\_\_\_ Office \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

NAME OF REPRESENTING ATTORNEY/AGENT & CONTACT INFORMATION:

\_\_\_\_\_  
\_\_\_\_\_

**III. ACTION REQUESTED**

Request that the above described property be zoned/rezoned

From: Shelby County E-1

To: Vestavia Hills R-2

For the intended purpose of: Annexation

*(Example: From "VH R-1" to "VH O-1" for office building)*

*\*\*if additional information is needed, please attached full description of request\*\**

**IV. PROPERTY DESCRIPTION: (address, legal, etc.)**

2608 Alta Vista Circle

Lot 10, Altadena Valley Country Club

Property size: \_\_\_\_\_ feet X \_\_\_\_\_ feet. Acres: \_\_\_\_\_

**V. INFORMATION ATTACHED:**

Attached Checklist complete with all required information.

Application fees submitted.

**VI.** I do hereby declare the above statements are true and that I am the owner and myself or my duly appointed representative will be at the scheduled hearing.

Debbie Dye / 5.25.21 / \_\_\_\_\_  
Owner Signature/Date Representing Agent (if any)/date

Given under my hand and seal  
this 25<sup>th</sup> day of May, 2021.

Kay Russom  
Notary Public  
My commission expires 20 My Commission Expires  
day of \_\_\_\_\_, November 8, 2024



**P0821-30//Altadena Valley CC  
Lots 3,6,7.10-13 Alta Vista Cir  
Rezoned to VH R2  
Multiple Owners SCE1 &  
VHE2**

**III. ACTION REQUESTED**

Request that the above described property be zoned/rezoned

From: Shelby County E-1 ~~VHRTED~~ UNE-2 R

To: Vestavia Hills R-2

For the intended purpose of: annexation

(Example: From "VH R-1" to "VH O-1" for office building)

\*\*if additional information is needed, please attached full description of request\*\*

**IV. PROPERTY DESCRIPTION: (address, legal, etc.)**

2611 Alta Vista Circle

Lot 7, Altadena Country Club Sector

Property size: \_\_\_\_\_ feet X \_\_\_\_\_ feet. Acres: \_\_\_\_\_

**V. INFORMATION ATTACHED:**

Attached Checklist complete with all required information.

Application fees submitted.

**VI.** I do hereby declare the above statements are true and that I am the owner and myself or my duly appointed representative will be at the scheduled hearing.

KS / 5/18/21 / \_\_\_\_\_  
Owner Signature/Date Representing Agent (if any)/date

Given under my hand and seal  
this 18th day of May, 2021.

[Signature]  
Notary Public  
My commission expires 3rd  
day of July, 2021.

**P0821-30//Altadena Valley CC  
Lots 3,6,7,10-13 Alta Vista Cir  
Rezoned to VH R2  
Multiple Owners SCE1 &  
VHE2**

**III. ACTION REQUESTED**

Request that the above described property be zoned/rezoned

From: Shelby County E-1

To: Vestavia Hills R-2

For the intended purpose of: annexation

(Example: From "VH R-1" to "VH O-1" for office building)

\*\*if additional information is needed, please attached full description of request\*\*

**IV. PROPERTY DESCRIPTION: (address, legal, etc.)**

2612 Alta Vista Circle

Lot 11, Altadena Country Club Sector

Property size: \_\_\_\_\_ feet X \_\_\_\_\_ feet. Acres: \_\_\_\_\_

**V. INFORMATION ATTACHED:**

Attached Checklist complete with all required information.

Application fees submitted.

**VI.** I do hereby declare the above statements are true and that I am the owner and myself or my duly appointed representative will be at the scheduled hearing.

[Signature] 15/18/21 \_\_\_\_\_  
Owner Signature/Date Representing Agent (if any)/date

Given under my hand and seal  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

[Signature]  
Notary Public  
My commission expires 31st  
day of July, 2021.

**P0821-30//Altadena Valley CC  
Lots 3,6,7.10-13 Alta Vista Cir  
Rezone to VH R2  
Multiple Owners SCE1 &  
VHE2**

**III. ACTION REQUESTED**

Request that the above described property be zoned/rezoned

From: Shelby County E-1 VNE-2

To: Vestavia Hills R-2

For the intended purpose of: annexation

*(Example: From "VH R-1" to "VH O-1" for office building)*

*\*\*if additional information is needed, please attached full description of request\*\**

**IV. PROPERTY DESCRIPTION: (address, legal, etc.)**

2615 Alta Vista Circle

Lot 6, Altadena Country Club Sector

Property size: \_\_\_\_\_ feet X \_\_\_\_\_ feet. Acres: \_\_\_\_\_

**V. INFORMATION ATTACHED:**

Attached Checklist complete with all required information.

Application fees submitted.

**VI.** I do hereby declare the above statements are true and that I am the owner and myself or my duly appointed representative will be at the scheduled hearing.

[Signature] 5/17/21  
Owner Signature/Date

\_\_\_\_\_  
Representing Agent (if any)/date

Given under my hand and seal  
this 17th day of May, 2021

[Signature]  
Notary Public

My commission expires 3rd  
day of July, 2021.

**P0821-30//Altadena Valley CC  
Lots 3,6,7,10-13 Alta Vista Cir  
Rezoned to VH R2  
Multiple Owners SCE1 &  
VHE2**

**III. ACTION REQUESTED**

Request that the above described property be zoned/rezoned

From: Shelby County E-1

To: Vestavia Hills R-2

For the intended purpose of: annexation

*(Example: From "VH R-1" to "VH O-1" for office building)*

*\*\*if additional information is needed, please attached full description of request\*\**

**IV. PROPERTY DESCRIPTION: (address, legal, etc.)**

2616 Alta Vista Circle

Lot 12, Altadena Country Club Sector

Property size: \_\_\_\_\_ feet X \_\_\_\_\_ feet. Acres: \_\_\_\_\_

**V. INFORMATION ATTACHED:**

Attached Checklist complete with all required information.

Application fees submitted.

**VI.** I do hereby declare the above statements are true and that I am the owner and myself or my duly appointed representative will be at the scheduled hearing.

Jay Switzer 15/18/21  
Owner Signature/Date

\_\_\_\_\_  
Representing Agent (if any)/date

Given under my hand and seal  
this 18<sup>th</sup> day of May, 2021.

[Signature]  
Notary Public  
My commission expires 3<sup>rd</sup>  
day of July, 2021.

**P0821-30//Altadena Valley CC  
Lots 3,6,7,10-13 Alta Vista Cir  
Rezoned to VH R2  
Multiple Owners SCE1 &  
VHE2**

**III. ACTION REQUESTED**

Request that the above described property be zoned/rezoned

From: Shelby County E-1

To: Vestavia Hills R-2

For the intended purpose of: annexation

*(Example: From "VH R-1" to "VH O-1" for office building)*

*\*\*if additional information is needed, please attached full description of request\*\**

**IV. PROPERTY DESCRIPTION: (address, legal, etc.)**

2620 Alta Vista Circle

Lot 13, Altadena Country Club Sector

Property size: \_\_\_\_\_ feet X \_\_\_\_\_ feet. Acres: \_\_\_\_\_

**V. INFORMATION ATTACHED:**

Attached Checklist complete with all required information.

Application fees submitted.

**VI.** I do hereby declare the above statements are true and that I am the owner and myself or my duly appointed representative will be at the scheduled hearing.

Lyndee Montano, 5/18/2021  
Owner Signature/Date Representing Agent (if any)/date

Given under my hand and seal this 18 day of May, 2021.

[Signature]  
Notary Public

My commission expires 3rd day of July, 2021.

**P0821-30//Altadena Valley CC  
Lots 3,6,7.10-13 Alta Vista Cir  
Rezoned to VH R2  
Multiple Owners SCE1 &  
VHE2**

**III. ACTION REQUESTED**

Request that the above described property be zoned/rezoned

From: Shelby County E-1

To: Vestavia Hills R-2

For the intended purpose of: annexation

(Example: From "VH R-1" to "VH O-1" for office building)

\*\*if additional information is needed, please attached full description of request\*\*

**IV. PROPERTY DESCRIPTION: (address, legal, etc.)**

2627 Alta Vista Circle

Lot 3, Altadena Country Club Sector

Property size: 173.01 feet X 146. feet. Acres: \_\_\_\_\_  
107.82 195.

**V. INFORMATION ATTACHED:**

Attached Checklist complete with all required information.

Application fees submitted.

**VI.** I do hereby declare the above statements are true and that I am the owner and myself or my duly appointed representative will be at the scheduled hearing.

[Signature] 5/18/21  
Owner Signature/Date

\_\_\_\_\_  
Representing Agent (if any)/date

Given under my hand and seal  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

[Signature]  
Notary Public  
My commission expires 3rd  
day of July, 2021.

**P0821-30//Altadena Valley CC  
Lots 3,6,7,10-13 Alta Vista Cir  
Rezone to VH R2  
Multiple Owners  
VHE2**

SCE1 &



## Rebecca Leavings

---

**From:** Rebecca Leavings  
**Sent:** Thursday, May 6, 2021 11:38 AM  
**To:** lpblake210@billsouth.net  
**Cc:** Jsweitz1509@gmail.com  
**Subject:** Alta Vista Rezoning

Ms. Blake and Ms. Smith,

Thank you for your phone calls regarding the rezoning of properties on Alta Vista Circle. I have put you both on this email so that maybe together you can get the others to join into this rezoning (Linda Blake and Joy Sweitzer). As explained, I cannot do independent zonings of each property and, because of the timeline and lack of response from other property owners, I had to proceed with Mr. Maldonado and Mr. Smiths' annexation/rezoning. If both of you would like to get together and get all (or most) of the remaining owners to rezone, I can work it to where it's no cost to you.

Below, I have attached a map of the properties that need to be rezoned to VH R-2 to match the ones I currently have in process. The newer homes on the north side of Alta Vista are zoned VH E-2 and really need to be R-2, as E-2 is estate and doesn't conform to their lots. The others that are in Vestavia are zoned Shelby County E-1, estate and need to be rezoned to a City zoning code. The ones in the County we have no control over. I wrote the letter only to those in Vestavia Hills.

As you see from the attached map, I need the permission of 7 property owners to do a follow-up rezoning at no cost to you. The properties marked in purple are the ones currently in process. The ones with a red asterisk are the ones I need consent. The consent in the form of a signature of the property owners in front of a notary. If you need a notary, we have several here.

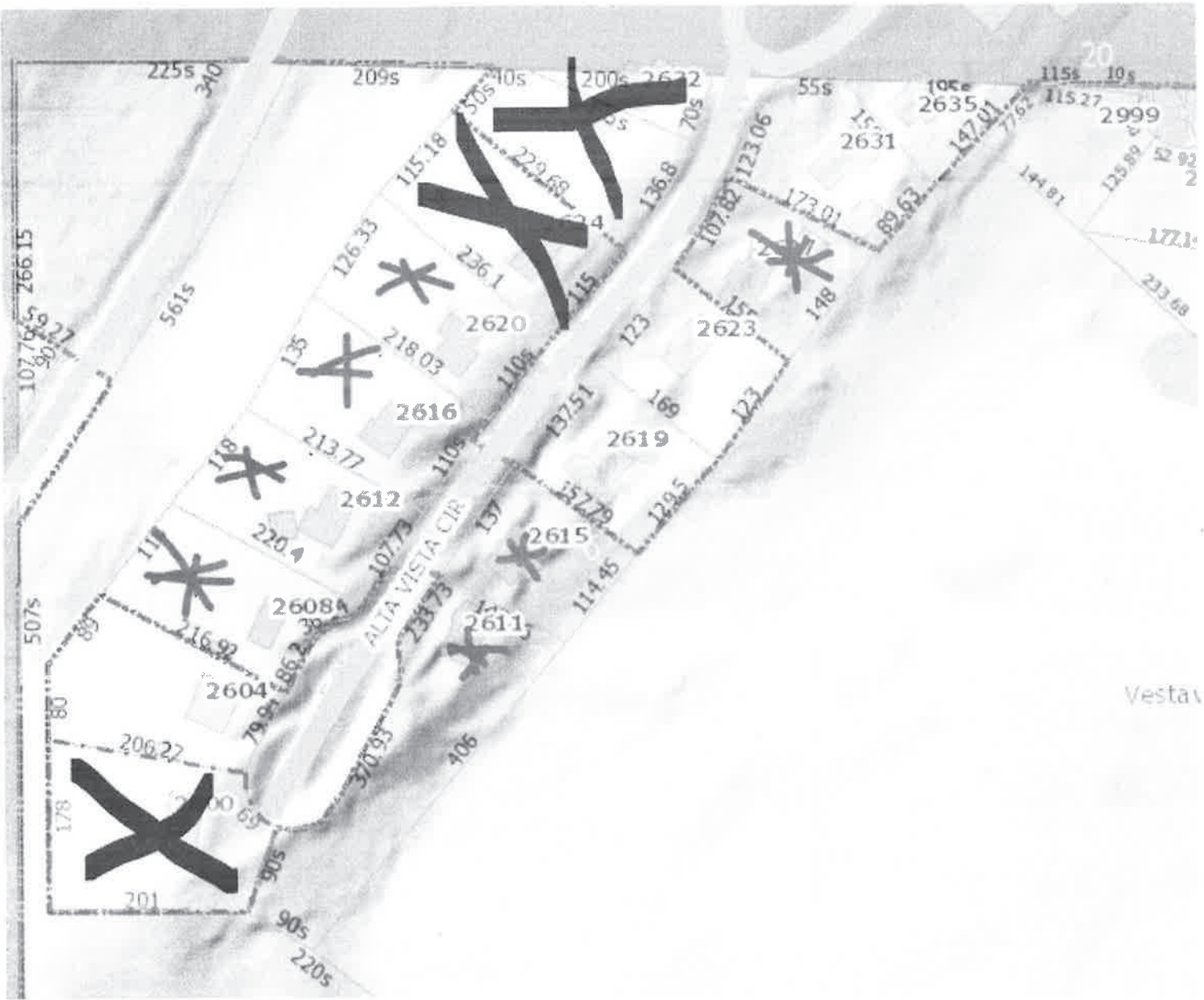
The form is attached; only one page. I have partially filled it out. Chief Green and his neighbor will be slightly different as they aren't Shelby County E-1, they are Vestavia Hills E-2; all going to VH R-2 for "annexation". The property owner will need to fill out IV Section; Street Number "Alta Vista Circle" and the Lot number. See below for listed owners.

- 2608 Alta Vista Circle; Deborah Dye; Lot 10, Altadena Valley Country Club Sector
- ↖ 2612 Alta Vista Circle; Evan and Courtney Bradley; Lot 11, Altadena Valley Country Club Sector
- ↘ 2616 Alta Vista Circle; Joy Sweitzer; Lot 12, Altadena Valley Country Club Sector
- ↗ 2620 Alta Vista Circle; Lynda Montana; Lot 13, Altadena Valley Country Club Sector
- ↖ 2627 Alta Vista Circle; Linda and Douglas Blake; Lot 3, Altadena Valley Country Club Sector
- ↘ 2611 Alta Vista Circle; Kent and Sina Skates; Lot 7, Altadena Valley Country Club Sector
- ↘ 2615 Alta Vista Circle; Marvin and Stacey Green; Lot 6, Altadena Valley Country Club Sector

Mrs. Skates contact me and had no issues with the rezoning as did my Fire Chief. However, I didn't receive anything in writing from them so I'd need it from them also.

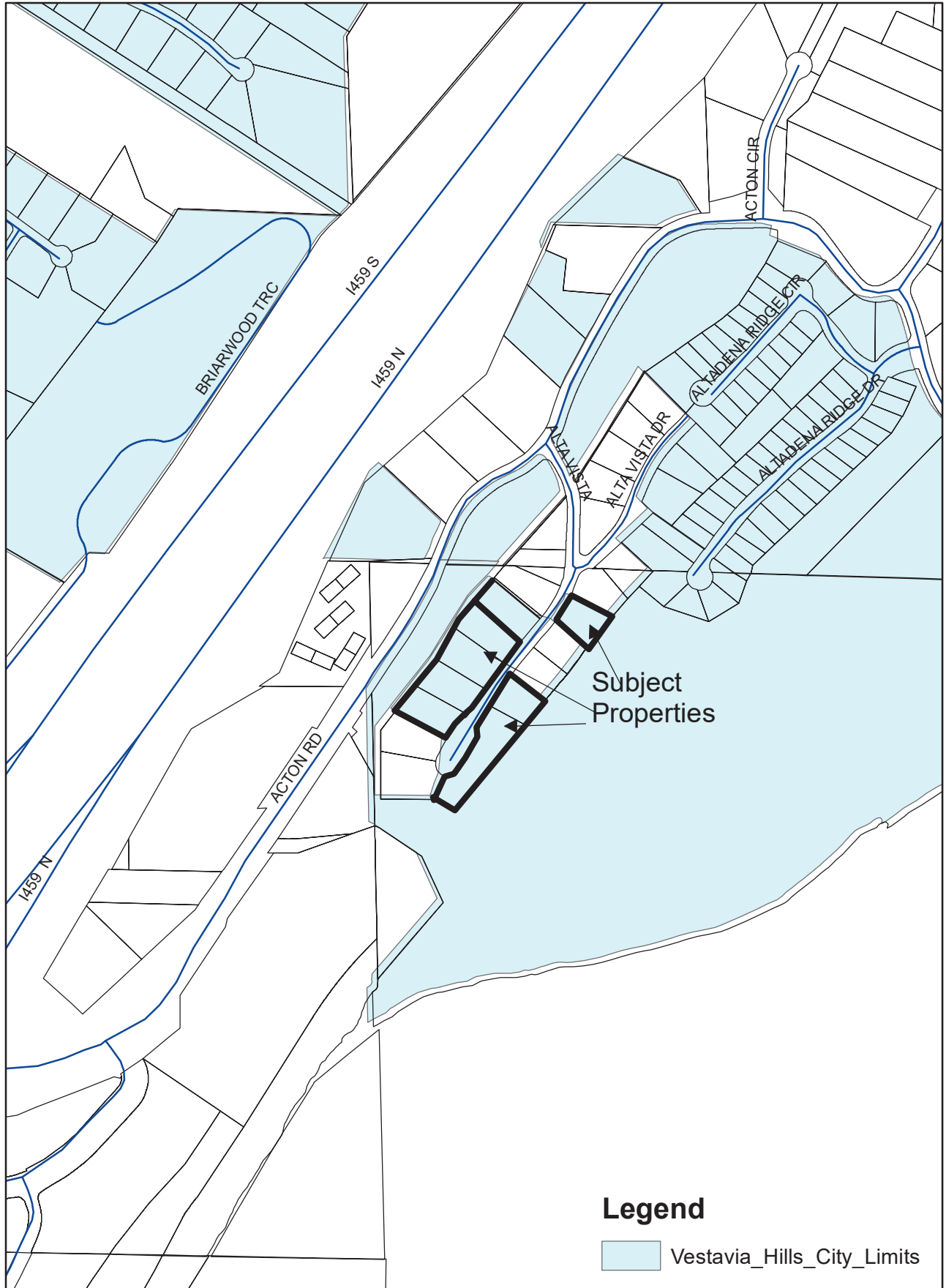
If you need talking points, this was something that should have been completed back when the homes were annexed (all except the Skates and Greens). Current Shelby County E-1 zoning is for lots of an acre or more and do not reflect the makeup of this street's properties. I asked Shelby County and they indicated it was "just put on there when they developed their zoning" and wasn't done in regard to the size of the lots. This will give a clear City zoning for the property should it meet with something catastrophic and there'd be a need to rebuild as all properties are supposed to be zoned under a city zoning.





Vesta

# Alta Vista Circle Rezoning



**CITY OF VESTAVIA HILLS**  
**SYNOPSIS AND STAFF RECOMMENDATION CONCERNING**  
**APPLICATION BEFORE THE PLANNING AND ZONING COMMISSION**

Date: **AUGUST 12, 2021**

- **CASE:** P-0821-32
- **REQUESTED ACTION:** Rezoning Vestavia Hills INST to Vestavia Hills R-9
- **ADDRESS/LOCATION:** 4224 & 4228 Oakview Ln.
- **APPLICANT/OWNER:** Cahaba Heights United Church/Jason Kessler
- **GENERAL DISCUSSION:** The request rezone property on Oakview Ln. from Inst to R-9 for seven townhomes. The new development would be accessed from the front with an additional guest spot. Setbacks for the project would be 20’ in the front and rear. The developers will also improve the road frontage along Oakview Ln. with a 5’ sidewalk.
- **CAHABA HEIGHTS COMMUNITY PLAN:** The Community Plan calls for calls for these lots to be “Institutional” due to church ownership, with neighboring properties listed as high density residential and mixed use. However, the Cahaba Heights Village Plan highlights this area as transitional and encouraging of varied, denser housing types.
- **STAFF REVIEW AND RECOMMENDATION:**
  1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.  
  
**City Planner Recommendation:** Staff recommends the following conditions: A. Approval based on site plan presented.
  2. **City Engineer Review:** I have reviewed the application and I have no issues with this request.
  3. **City Fire Marshal Review:** I have reviewed the application and I have no issues with this request.
  4. **Building Safety Review:** I have reviewed the application and I have no issues with this request.

## CITY OF VESTAVIA HILLS

### APPLICATION

### PLANNING AND ZONING COMMISSION

#### I. INSTRUCTIONS AND INFORMATION:

- (1) The Vestavia Hills Planning and Zoning Commission meets regularly on the second Thursday of each month at 6:00 PM in Council Chambers at the Municipal Center.
- (2) All materials and information relating to a zoning/rezoning request or conditional use approval before the Planning and Zoning Commission must be submitted to the Office of the City Clerk no later than **25 working days prior to the scheduled meeting at which it shall be considered**. All information relating to Preliminary Map approvals must be submitted to the Office of the City Clerk no later than 20 days prior to the scheduled meeting at which it shall be considered. All information relating to Final Map approvals must be submitted to the Office of the City Clerk no later than 15 days prior to the scheduled meeting at which it is to be considered.
- (3) This application must be filled out in its entirety complete with zip codes.
- (4) All applicable fees shall accompany this application prior to its being considered complete. Fees include an application fee of \$100.00 along with applicable postage per property owner to be notified for Commission meeting. Fees may also include notification fees for City Council meeting and publication fees which will be billed to applicant at a later date. *\*\*No permits will be issued until all fees have been paid.*
- (5) Appropriate plats and maps with proper legal description shall accompany this application. **Please refer to attached checklist.**

#### II. APPLICANT INFORMATION: (owner of property)

NAME: Cahaba Heights United Church

ADDRESS: 4224 and 4228 Oakview Lane Vestavia Hills,  
AL 35243

MAILING ADDRESS (if different from above) 3139 Cahaba Heights  
Road Vestavia, AL 35243

PHONE NUMBER: Home \_\_\_\_\_ Office \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

NAME OF REPRESENTING ATTORNEY/AGENT & CONTACT INFORMATION:

Jason Kessler 205-369-5187 JKessler84@gmail.com

**III. ACTION REQUESTED**

Request that the above described property be zoned/rezoned

From: Iast,

To: R# 9

For the intended purpose of: Building townhomes

(Example: From "VH R-1" to "VH O-1" for office building)

\*\*if additional information is needed, please attached full description of request\*\*

**IV. PROPERTY DESCRIPTION: (address, legal, etc.)**

4004 + 4005 Oakview Lane Vestavia Hills, AL 35243

Lots 30 + 31 New Merkle Heights

Property size: \_\_\_\_\_ feet X \_\_\_\_\_ feet. Acres: .61

**V. INFORMATION ATTACHED:**

Attached Checklist complete with all required information.

Application fees submitted.

**VI.** I do hereby declare the above statements are true and that I am the owner and myself or my duly appointed representative will be at the scheduled hearing.

[Signature] 5/11/2021  
Owner Signature/Date

[Signature] 5/3/21  
Representing Agent (if any)/date

Given under my hand and seal  
this 11 day of May, 20 21.

[Signature]  
Notary Public  
My commission expires Aug 01  
day of August, 20 24.



# CIVIL CONSTRUCTION DOCUMENTS FOR OAKVIEW LANE TOWNHOME DEVELOPMENT

4224 OAKVIEW LANE  
VESTAVIA HILLS, AL 35243

PROJECT CONTACTS:

CITY ENGINEER

CONTACT:  
CHRISTOPHER BRADY P.E.  
(205) 978-5801

ALABAMA POWER

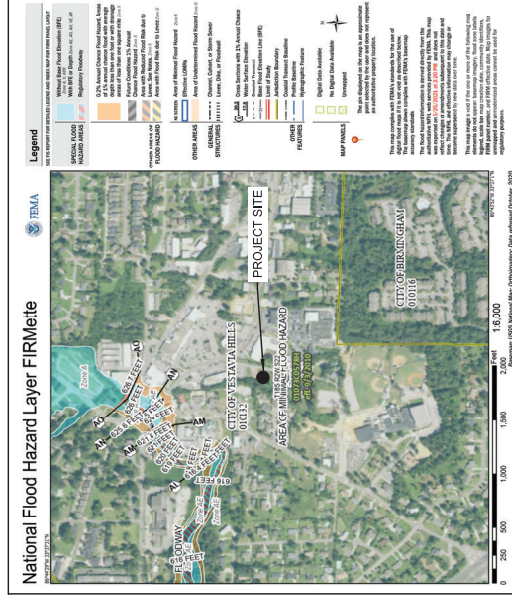
CONTACT:  
BRIANNA BOLTON  
(205) 226-1792

BIRMINGHAM WATER  
WORKS BOARD

CONTACT:  
DOUG STOCKHAM  
(205) 244-4186

JEFFERSON COUNTY  
ENVIRONMENTAL SERVICES

CONTACT:  
BEN PATE  
(205) 325-5801



PER FEMA PANEL 01073C0578H, THIS SITE  
LIES WITHIN AN AREA OF MINIMAL FLOOD HAZARD  
N.T.S.

OWNER/DEVELOPER

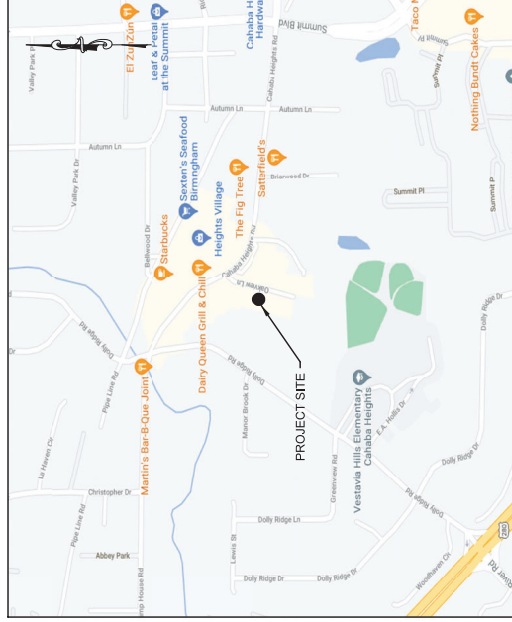
KADCO  
3605 BENT RIVER ROAD  
BIRMINGHAM, AL 35216  
(205) 982-1711  
CONTACT: JASON KESSLER, OWNER

ENGINEERING BY

ENGINEERING DESIGN GROUP, LLC  
120 BISHOP CIRCLE, SUITE 300  
PELHAM, AL 35124  
(251) 403-9186  
CONTACT: ETHAN FISHER, P.E.

SURVEYING BY

ENGINEERING DESIGN GROUP, LLC  
120 BISHOP CIRCLE, SUITE 300  
PELHAM, AL 35124  
(251) 403-9186  
CONTACT: RODNEY CONNINGHAM, P.L.S.



VICINITY MAP  
N.T.S.

**SHEET INDEX**

NS	GENERAL NOTES
1 OF 1	BOUNDARY SURVEY
C0.0	PHASE 1 EROSION CONTROL PLAN
C1.0	PRELIMINARY PLAT
C2.0	SITE LAYOUT PLAN
C3.0	GRADING PLAN
C4.0	DRAINAGE PLAN
C5.0	PHASE 2 EROSION CONTROL PLAN
C6.0	UTILITY PLAN
C7.0	DETAILS AND SECTIONS
C7.1	DETAILS AND SECTIONS

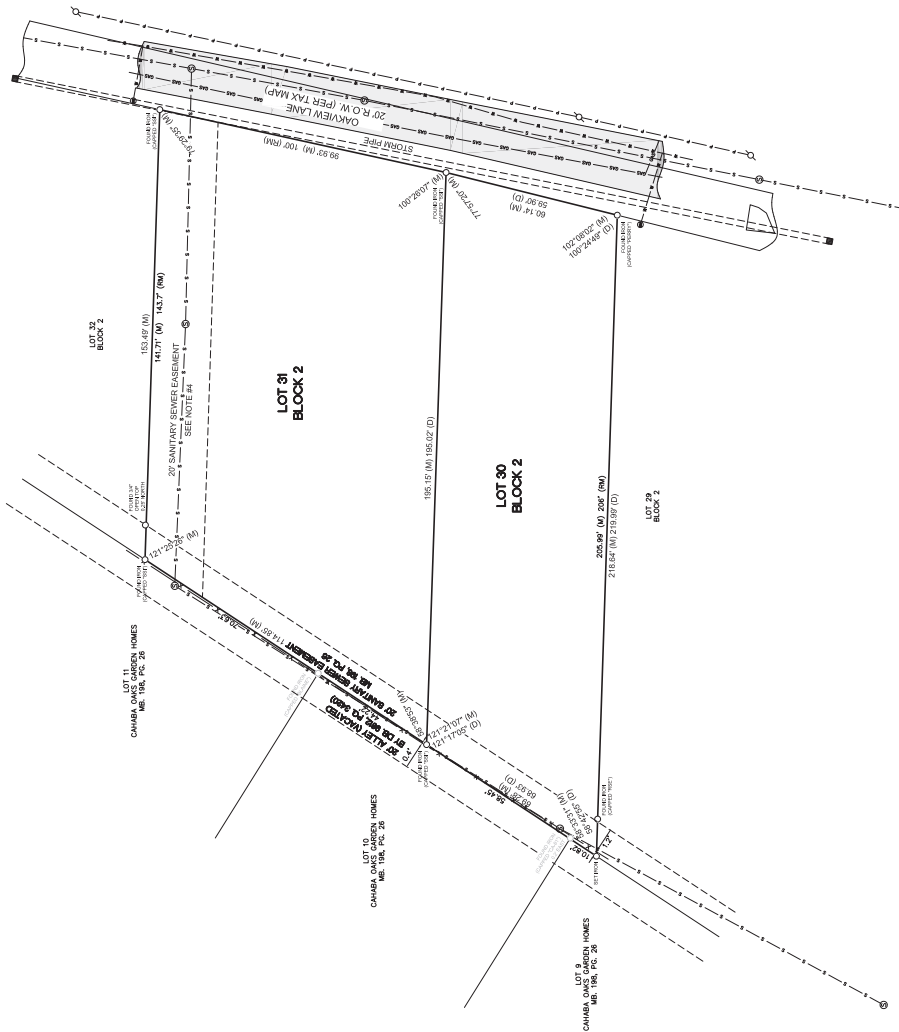
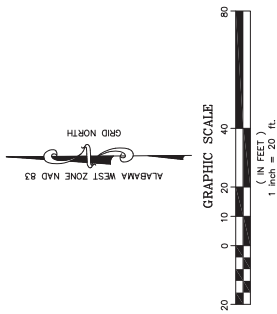






# BOUNDARY SURVEY OF LOT 30, AND LOT 31 BLOCK 2

SITUATED IN SECTION 22,  
TOWNSHIP 8 SOUTH, RANGE 2 WEST,  
JEFFERSON COUNTY, ALABAMA



LEGEND	
	UTILITY POLE
	WATER METER
	SANITARY MANHOLE
	(DEE) MEASURE
	(M) MEASURE
	OVERHEAD ELECTRIC
	WATER LINE
	SANITARY LINE
	FENCE
	ASPHALT
	CONCRETE

- NOTES:
1. THE PORTION OF THE PUBLIC RECORDS HAS BEEN PERFORMED IN THE CITY AND LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAY, RECORDED OR UNRECORDED. THE PARCEL SHOWN HEREON IS SUBJECT TO NETWORKS, EASEMENTS, ZONING, AND RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.
  2. ALL EASEMENTS AND RIGHT-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SHOWN HEREON.
  3. UNDERGROUND UTILITIES OR BARRIERS, WHICH WERE NOT LOCATED, OR OF WHICH THE SURVEYOR HAS NO KNOWLEDGE, THE SURVEYOR MAKES NO REPRESENTATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED BECAUSE THE UNDERGROUND UTILITIES WERE NOT PHYSICALLY LOCATED.
  4. OF CAMILLA OWAS GARDEN HOMES, AS RECORDED IN MAP BOOK 188, PG. 26, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.
  5. SURVEY PREPARED FOR: KESSLER.
  6. THIS SURVEY IS VALID ONLY WITH AN ORIGINAL SIGNATURE AND A LEGIBLE SEAL.

DESCRIPTION:  
BOOK 203606, PGS. 633  
RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF JEFFERSON COUNTY, ALABAMA, AS RECORDED IN MAP BOOK 18, PAGE 62, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

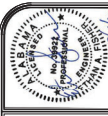
BOOK 0901, PGS. 0663  
RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF JEFFERSON COUNTY, ALABAMA, AS RECORDED IN MAP BOOK 13, PAGE 62, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

THE SURVEY WAS PERFORMED IN LOT 30, AND LOT 31, ACCORDING TO THE SURVEY, WHICH BEGAN AT THE NORTHEAST CORNER OF SAID LOT 30 AND THE WESTERLY RIGHT OF WAY LINE OF OAKVIEW LANE. THEREIN RUN IN A SOUTHWESTERLY DIRECTION ALONG THE EAST BOUNDARY OF SAID LOT 30 TO THE SOUTHWEST CORNER OF SAID LOT 30; THENCE LEAVING SAID RIGHT OF WAY LINE, TURN AN INTERIOR ANGLE TO THE RIGHT OF 100 DEGREES, TO THE CENTERLINE OF A 20 FOOT VACATED ALLEY AND DIRECTION FOR A DISTANCE OF 719.89 FEET TO THE CENTERLINE OF A 20 FOOT VACATED ALLEY; AND THE SOUTHWEST CORNER OF SAID LOT 30; THENCE TURN AN INTERIOR ANGLE TO THE LEFT OF 90 DEGREES TO THE CENTERLINE OF A DISTANCE OF 66.83 FEET TO THE NORTHWEST CORNER OF SAID LOT 30; THENCE TURN AN INTERIOR ANGLE TO THE RIGHT OF 90 DEGREES TO THE POINT OF BEGINNING. THE SURVEYOR HAS BEEN ADVISED THAT THE SURVEY AND DRAWINGS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SURVEYOR:

*[Signature]*  
DATE: May 4, 2021





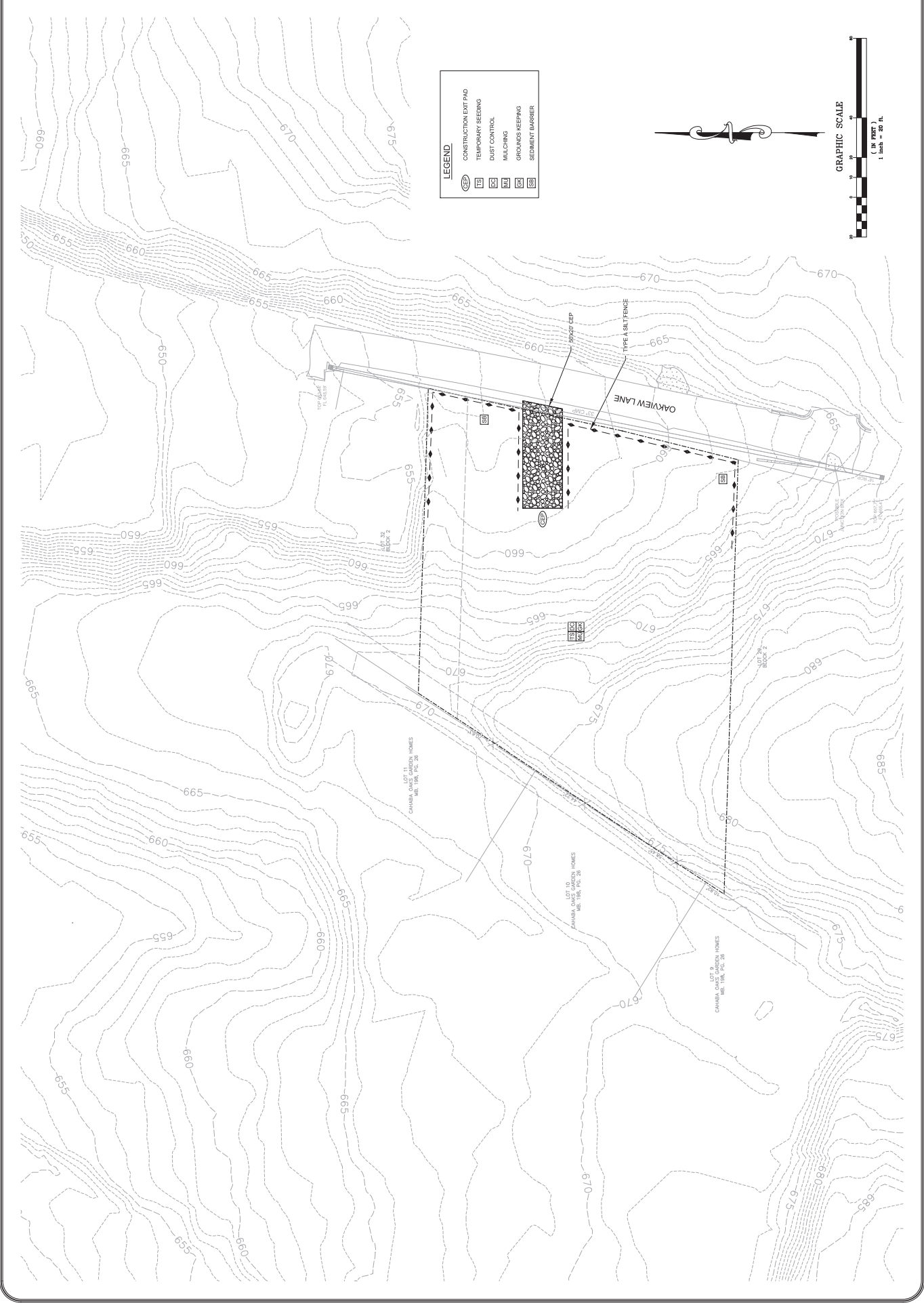
DATE:	JULY 8, 2021
PROJECT:	PHASE I EROSION CONTROL PLAN
CLIENT:	VESTAVIA HILLS, ALABAMA
PROJECT NO.:	OAKVIEW LANE TOWNHOMES
CHECKED BY:	EAF
DATE:	
DESIGNED BY:	MSL
DATE:	
REVISIONS:	

PROJECT:	OAKVIEW LANE TOWNHOMES
CLIENT:	VESTAVIA HILLS, ALABAMA
PROJECT NO.:	PHASE I EROSION CONTROL PLAN
DATE:	JULY 8, 2021

120 BISHOP CIRCLE, SUITE 300  
 PELHAM, AL 35124  
 TEL - (205) 403-9158  
 FAX - (205) 403-9175

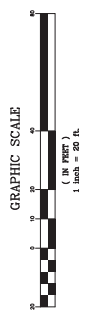
EDG  
 ENGINEERING DESIGN GROUP, LLC  
 (205) 403-9175  
 CIVIL ENGINEERING & LAND SURVEYING

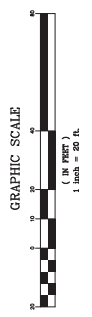
C.O.0  
 PRELIMINARY  
 PROJECT: BOWLES



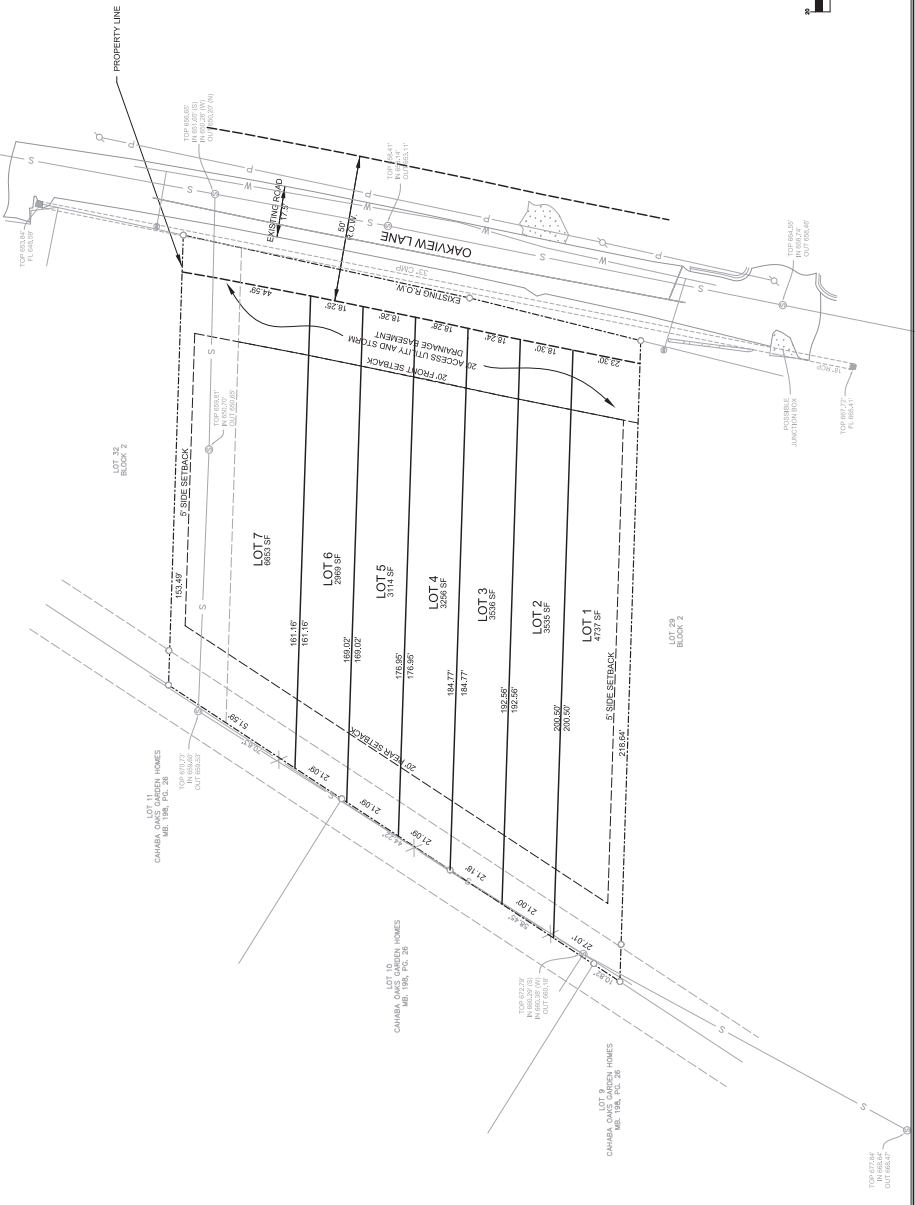
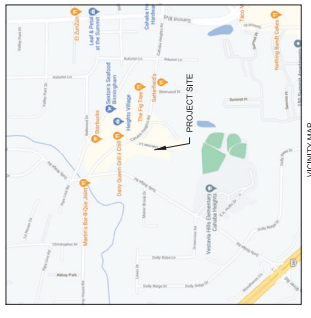
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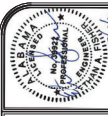
	CONSTRUCTION EXIT PAD
	TEMPORARY SEEDING
	DUST CONTROL
	MULCHING
	GROUND KEEPING
	SEDIMENT BARRIER





SITE DATA TABLE	
TOTAL SITE AREA	26.87 AC
PARCEL ID	28 00 22 0 00 016 00
SETBACK	
FRONT:	20'
REAR:	NONE
SIDE:	7'
PROPOSED UNITS	INST
CURRENT ZONING	R4
PROPOSED ZONING	R4
PARKING REQUIRED	2 SPACES PER UNIT OR 14 TOTAL SPACES
PARKING PROVIDED	15 SPACES





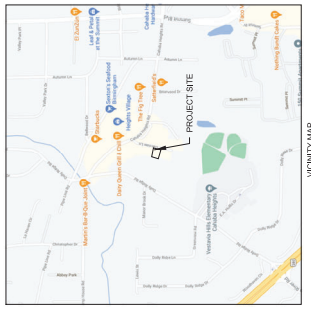
DATE:	JULY 8, 2021
PROJECT:	CC-20-LOT SITE LAYOUT PLAN
PROJECT NO.:	KSS0000
CHECKED BY:	EAF
DESIGNED BY:	MSL
REVISIONS:	

PROJECT: OAKVIEW LANE TOWNHOMES  
 TITLE: SITE LAYOUT PLAN  
 ADDRESS: VESTAVA HILLS, ALABAMA  
 PROJECT NO.: KSS0000

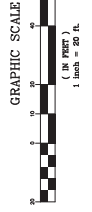
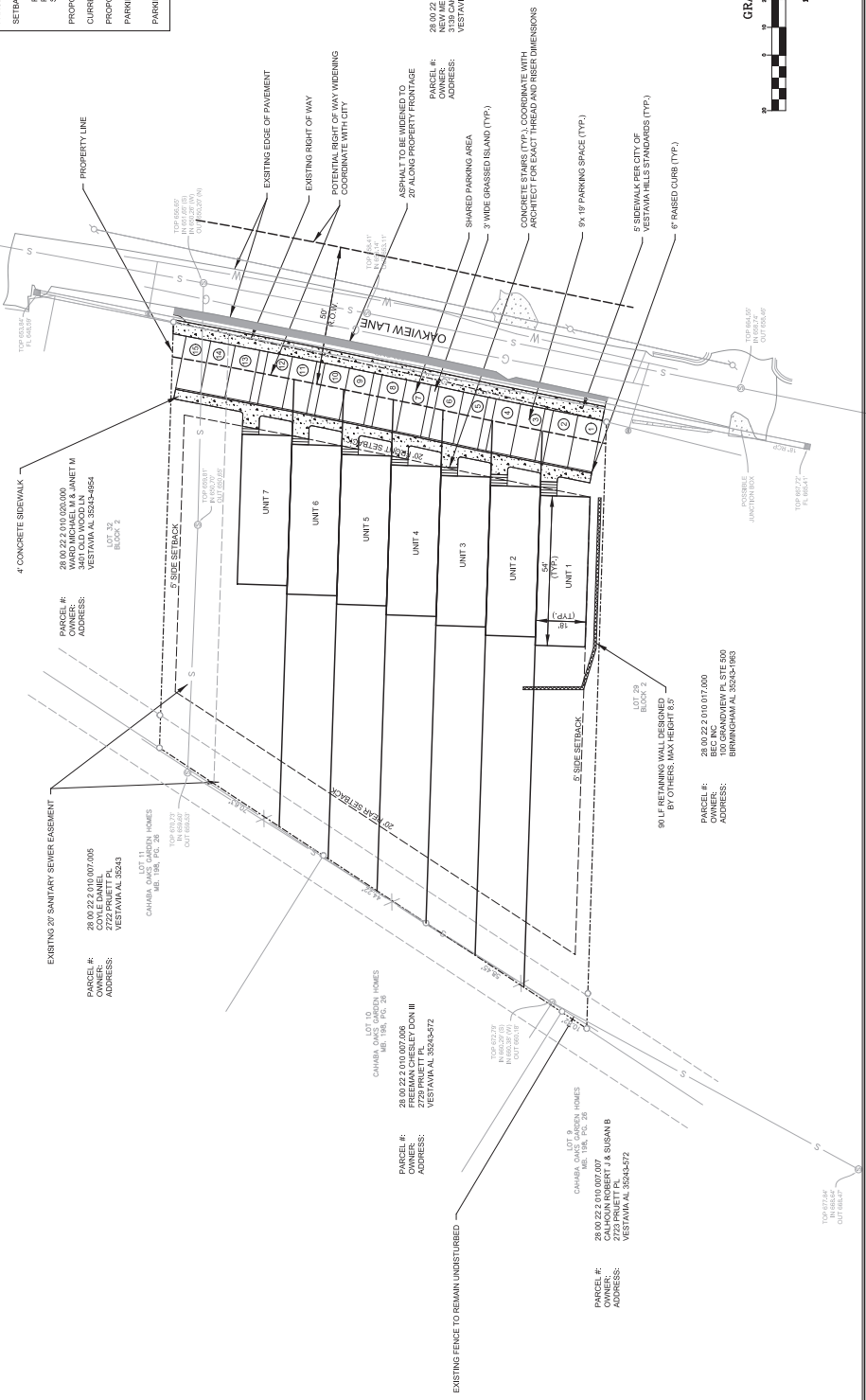
120 BISHOP CIRCLE, SUITE 300  
 PELHAM, AL 35124  
 TEL - (205) 403-9158  
 FAX - (205) 403-9175



C2.0  
 SHEET NO.



SITE DATA TABLE	
TOTAL SITE AREA	6,87 AC
PARCEL ID	28.00.22.010.016.00
SETBACK	
FRONT:	20'
SIDE:	NONE
REAR:	20'
PROPOSED UNITS	7
CURRENT ZONING	INST
PROPOSED ZONING	R4
PARKING REQUIRED	2 SPACES PER UNIT OR 14 TOTAL SPACES
PARKING PROVIDED	15 SPACES



DRAWN BY: [Name] CHECKED BY: [Name] DATE: [Date]

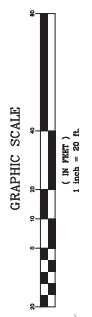
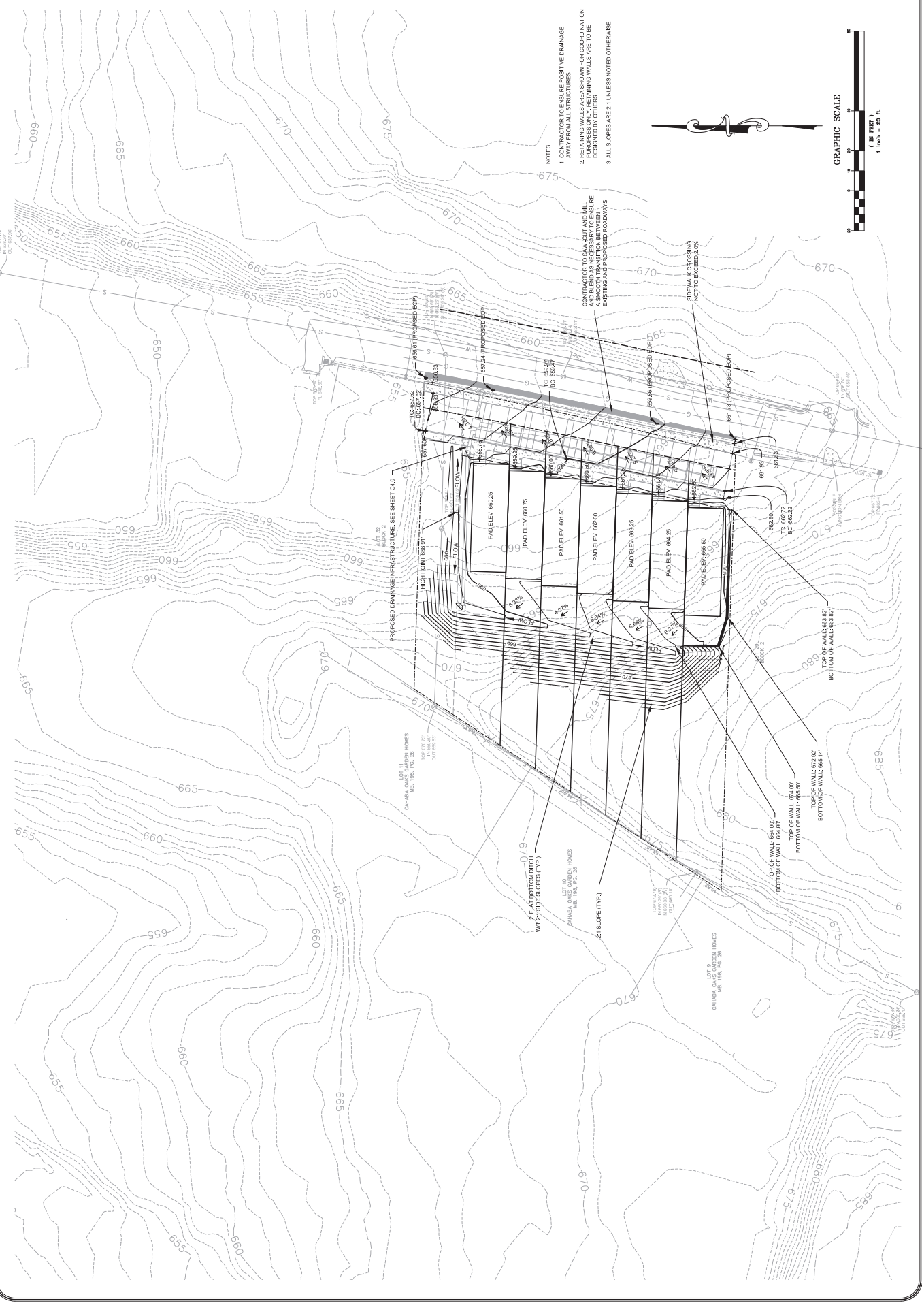
**EDG**  
ENGINEERING DESIGN GROUP, LLC  
CIVIL ENGINEERING • LAND SURVEYING  
(205) 403-9175

120 BISHOP CIRCLE, SUITE 300  
PELHAM, AL 35124  
TEL - (205) 403-9158  
FAX - (205) 403-9175

PROJECT: OAKVIEW LANE TOWNHOMES  
TITLE: GRADING PLAN  
LOCATION: VESTAVIA HILLS, ALABAMA

DATE:	JULY 8, 2021
PROJECT:	OAKVIEW LANE TOWNHOMES
DESIGNER:	EDG
CHECKED BY:	MAF
APPROVED BY:	MAF
PROJECT NO.:	KES50100
DATE:	JULY 8, 2021

DATE:	JULY 8, 2021
PROJECT:	OAKVIEW LANE TOWNHOMES
DESIGNER:	EDG
CHECKED BY:	MAF
APPROVED BY:	MAF
PROJECT NO.:	KES50100
DATE:	JULY 8, 2021



- NOTES:
1. CONTRACTOR TO FINISH POSITIVE DRAINAGE 1.00' FROM WALL STRUCTURES.
  2. RETAINING WALLS ARE TO BE SHOWN FOR COORDINATION PURPOSES ONLY. RETAINING WALLS ARE TO BE DESIGNED BY OTHERS.
  3. ALL SLOPES ARE 2:1 UNLESS NOTED OTHERWISE.

CONTRACTOR TO SAW-CUT AND MILL-FILL RETAINING WALLS TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND PROPOSED ROADWAYS.

SIDEWALK CROSSING NOT TO EXCEED 2.25%

PROPOSED DRAINAGE INFRASTRUCTURE. SEE SHEET C4.0

LOT 11, 12, 13, 14, 15, 16, 17, 18, 19, 20  
CAMARCA, OAKVIEW TOWNHOMES  
M.B. 118, P.C. 26

LOT 11, 12, 13, 14, 15, 16, 17, 18, 19, 20  
CAMARCA, OAKVIEW TOWNHOMES  
M.B. 118, P.C. 26

LOT 9  
CAMARCA, OAKVIEW TOWNHOMES  
M.B. 118, P.C. 26

TOP OF WALL: 664.00'  
BOTTOM OF WALL: 661.00'

TOP OF WALL: 674.00'  
BOTTOM OF WALL: 671.00'

TOP OF WALL: 674.00'  
BOTTOM OF WALL: 671.00'

TOP OF WALL: 674.00'  
BOTTOM OF WALL: 671.00'

TOP OF WALL: 674.00'  
BOTTOM OF WALL: 671.00'

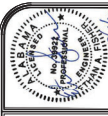
TOP OF WALL: 674.00'  
BOTTOM OF WALL: 671.00'

TOP OF WALL: 674.00'  
BOTTOM OF WALL: 671.00'

TOP OF WALL: 674.00'  
BOTTOM OF WALL: 671.00'

TOP OF WALL: 674.00'  
BOTTOM OF WALL: 671.00'

TOP OF WALL: 674.00'  
BOTTOM OF WALL: 671.00'

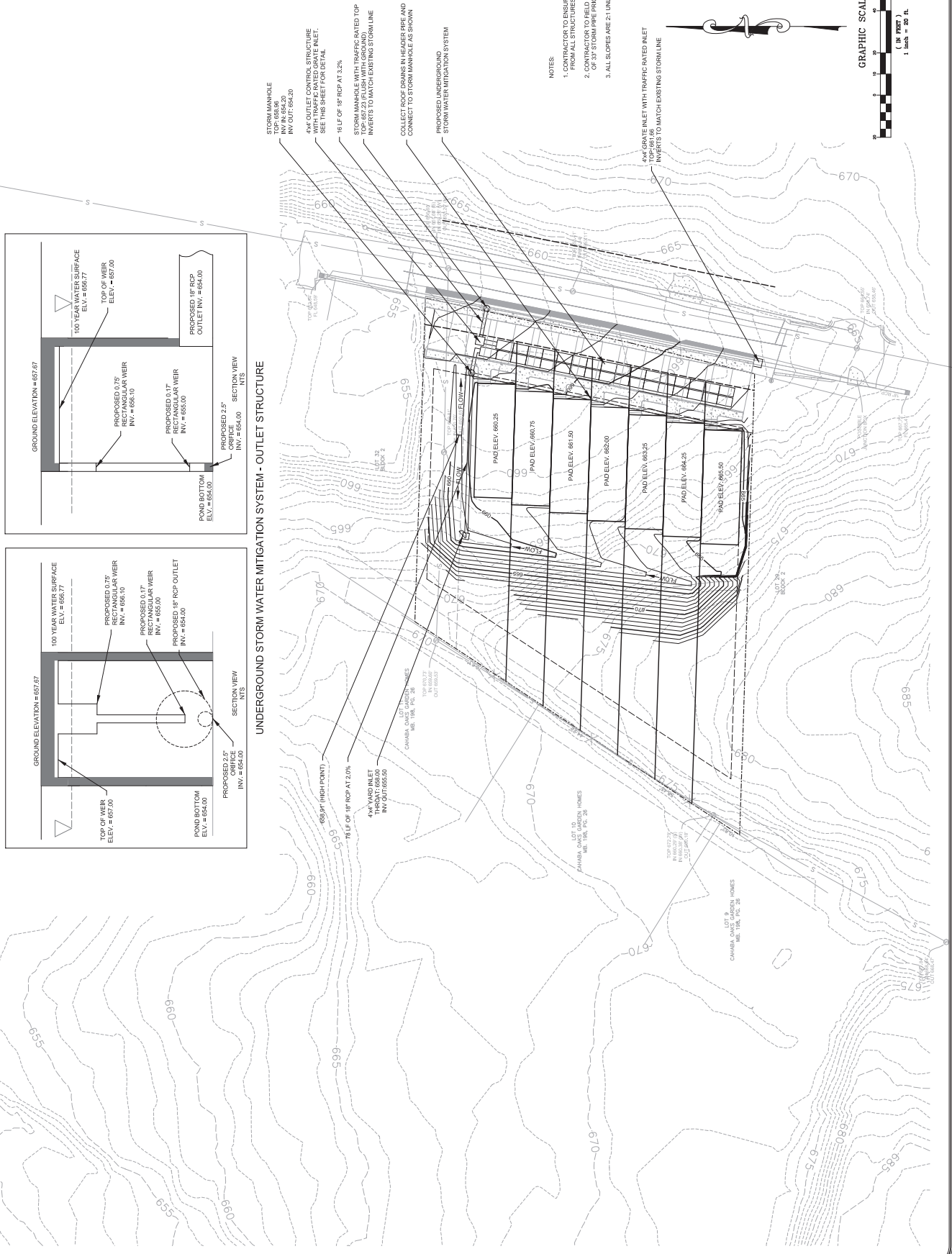


DATE:	JULY 8, 2021
PROJECT:	C.I.-PLOT DRAINAGE PLAN.DGN
PROJECT NO.:	KES00100
CHECKED BY:	EMF
DESIGNED BY:	ASL

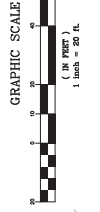
PROJECT:	OAKVIEW LANE TOWNHOMES
TITLE:	DRAINAGE PLAN
LOCATION:	VESTAVA HILLS, ALABAMA

PROJECT: 120 BISHOP CIRCLE, SUITE 300  
 PELHAM, AL 35124  
 TEL - (205) 403-9158  
 FAX - (205) 403-9175

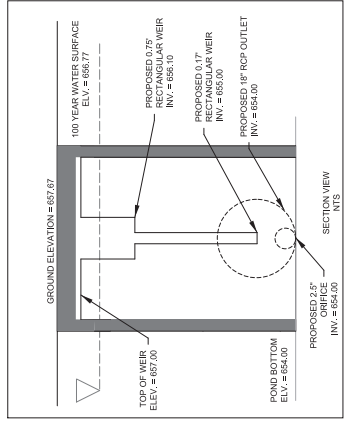
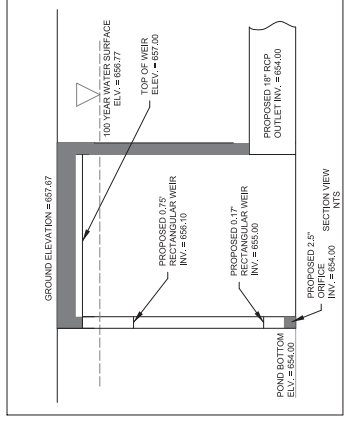
**EDG**  
 ENGINEERING DESIGN GROUP, LLC  
 CIVIL ENGINEERING • LAND SURVEYING  
 (205) 403-9158



- NOTES:
1. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
  2. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF 3" STORM PIPE PRIOR TO CONSTRUCTION.
  3. ALL SLOPES ARE 2:1 UNLESS NOTED OTHERWISE.



UNDERGROUND STORM WATER MITIGATION SYSTEM - OUTLET STRUCTURE



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ENGINEERING DESIGN GROUP, LLC  
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(205) 403-9178

120 BISHOP CIRCLE, SUITE 300  
FELHAM, AL 35124  
TEL - (205) 403-9158  
FAX - (205) 403-9175

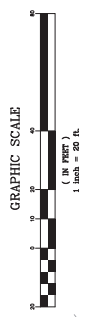
PROJECT: OAKVIEW LANE TOWNHOMES  
TITLE: PHASE II EROSION CONTROL PLAN  
DATE: JULY 8, 2021

DESIGNED BY: KESON MO
CHECKED BY: EAF
DATE: ASL
PROJECT: OAKVIEW LANE TOWNHOMES
TITLE: PHASE II EROSION CONTROL PLAN
DATE: JULY 8, 2021



**LEGEND**

(Symbol)	CONSTRUCTION EXIT PAD
(Symbol)	PERMANENT SEEDING
(Symbol)	GROUND KEEPING
(Symbol)	SEEDMENT BARRIER
(Symbol)	EROSION CONTROL BLANKET
(Symbol)	WATTLE INLET PROTECTION
(Symbol)	WATTLE SEDIMENT TRAP







DATE:	JULY 8, 2021
DATE:	06-09-2021 UTILITY PLAN.DGN
PROJECT NO.:	KESS0100
CHECKED BY:	EAF
DESIGNED BY:	MSL
REVISIONS:	

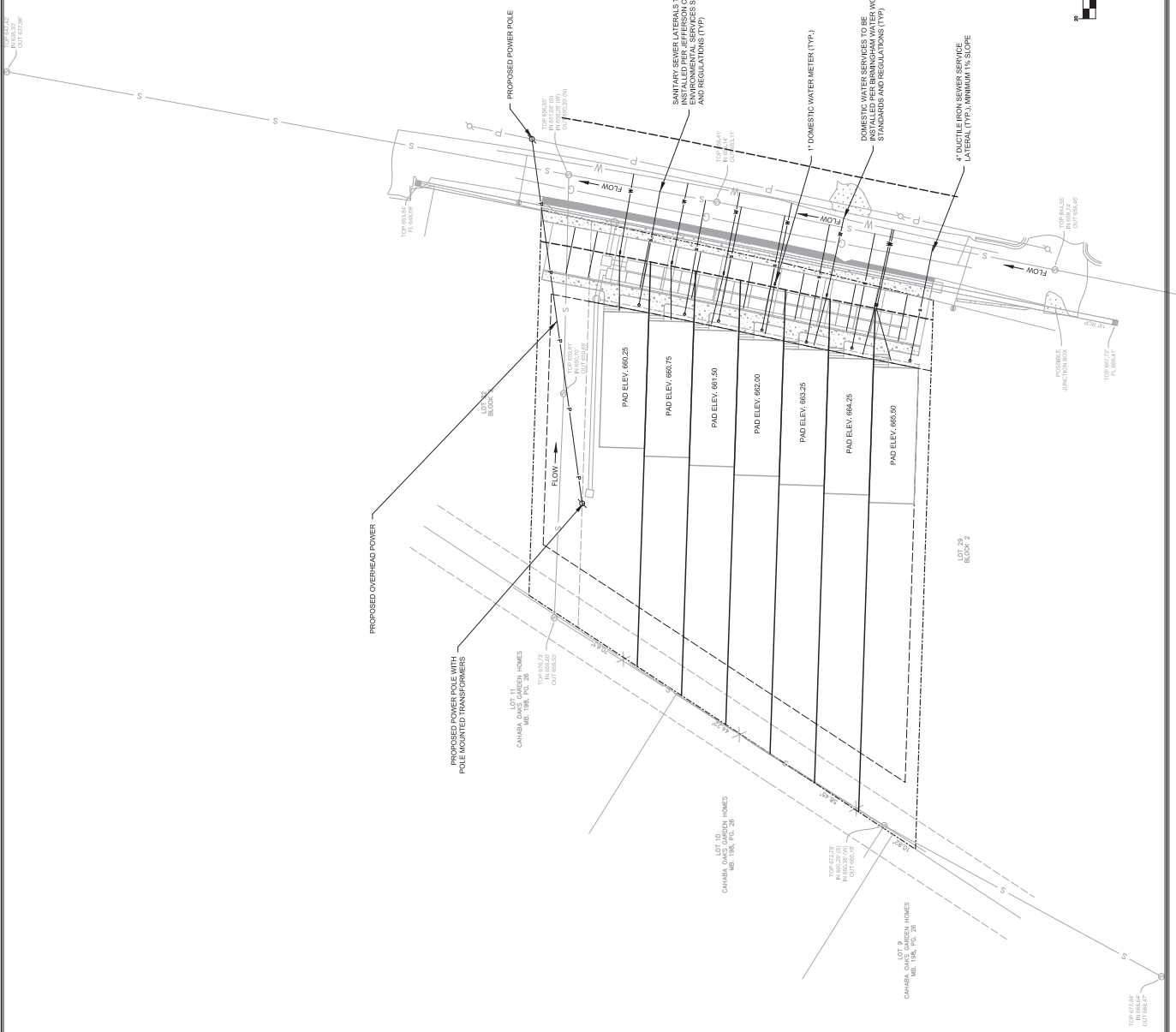
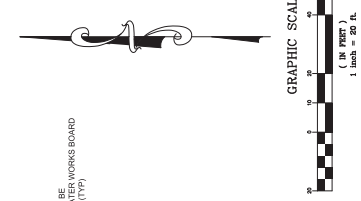
PROJECT: OAKVIEW LANE TOWNHOMES  
 TITLE: UTILITY PLAN  
 ADDRESS: VESTAVA HILLS, ALABAMA

120 BISHOP CIRCLE, SUITE 300  
 PELHAM, AL 35124  
 TEL - (205) 403-9158  
 FAX - (205) 403-9175

EDG ENGINEERING DESIGN GROUP, LLC  
 CIVIL ENGINEERING • LAND SURVEYING  
 (205) 403-9175

C6.0  
 SHEET NO. 11 OF 11  
 PROJECT: BOWLES

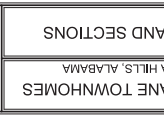
- NOTE:
1. CONTRACTOR TO COORDINATE EXACT UTILITY CONNECTION LOCATIONS WITH MEP AND ARCHITECT.
  2. CONTRACTOR TO COORDINATE UTILITY CONNECTIONS WITH THE RESPECTIVE UTILITY PROVIDERS.





PROJECT:	OAKVIEW LANE TOWNHOMES
TITLE:	DETAILS AND SECTIONS
DATE:	JULY 8, 2021
DESIGNED BY:	ASL
CHECKED BY:	EMF
PROJECT NO.:	MESS000
DATE:	NOVEMBER 2020

120 BISHOP CIRCLE, SUITE 300  
 PELHAM, AL 35124  
 TEL - (205) 403-9158  
 FAX - (205) 403-9175



Species	Seeding Rate/Ac	North	Central	South
Birmingham, Common	40 lbs	Apr 1-July 1	Mar 15-July 15	Feb 1-Nov 15
Birmingham, Perennial	30 lbs 5 lbs	Mar 1-July 1	Mar 1-July 1	Mar 1-July 15
Birmingham, Hybrid	Solid Soil	Anytime	Anytime	Anytime
Birmingham, Hybrid (Lawn Type)	Spring 15¢/lb	Mar 1-Aug 1	Mar 1-Aug 1	Feb 15-May 1
Service 1, 1 lb	40 lbs 10 lbs	Mar 15-July 15	Mar 15-July 15	Feb 15-May 15
Service 2, Common	40 lbs 10 lbs	Mar 15-July 15	Mar 15-July 15	Feb 15-May 15
Service 3, Perennial	40 lbs	Apr 1-July 15	Mar 15-July 15	Mar 15-July 15

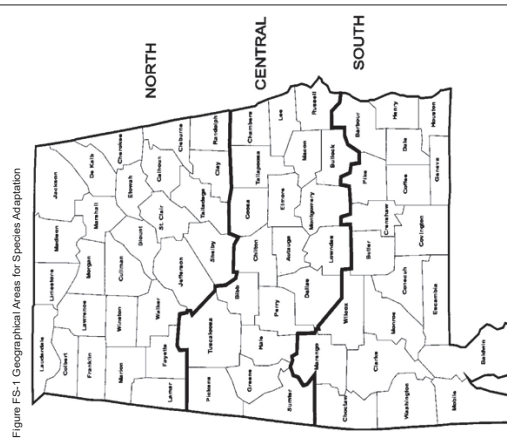
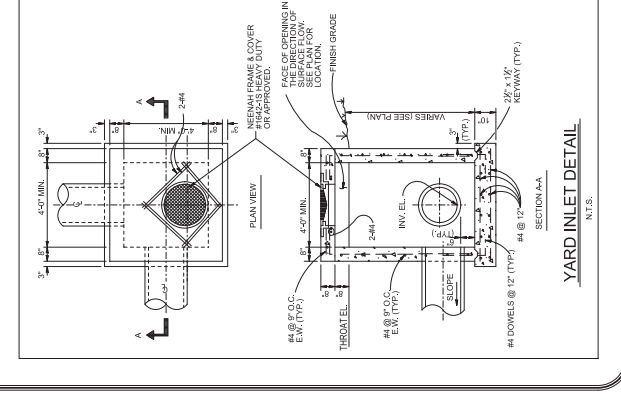
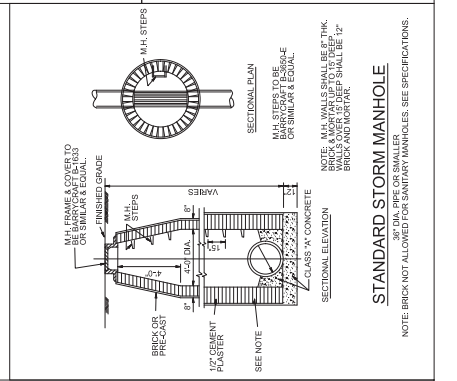
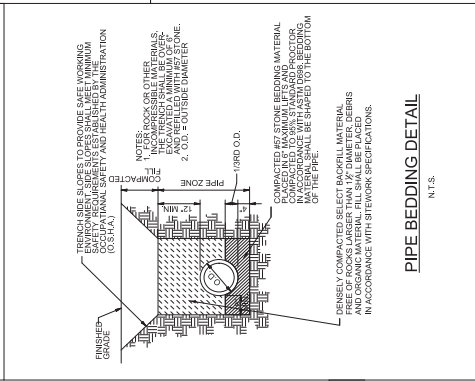
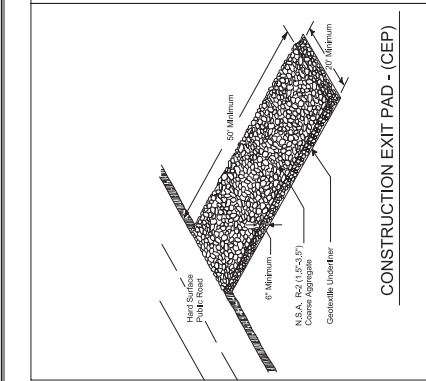
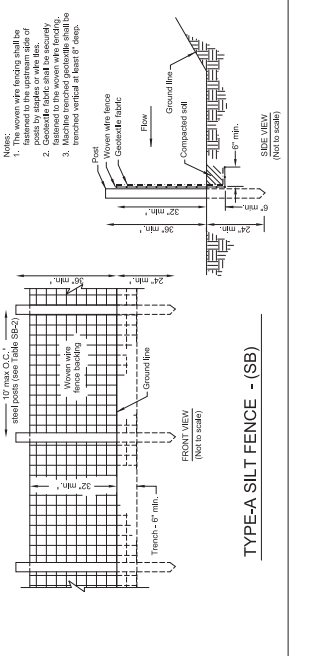
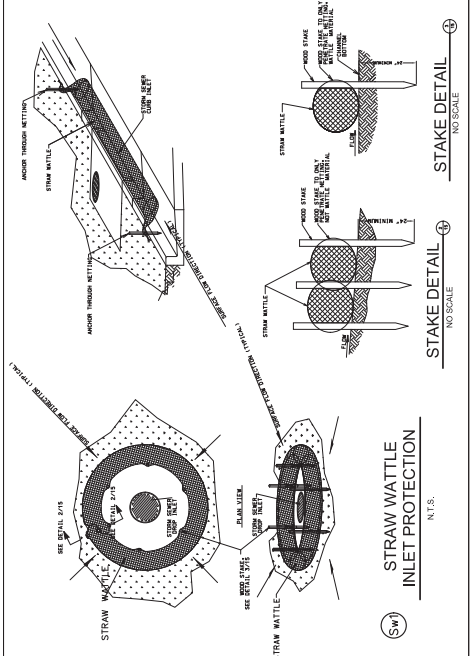
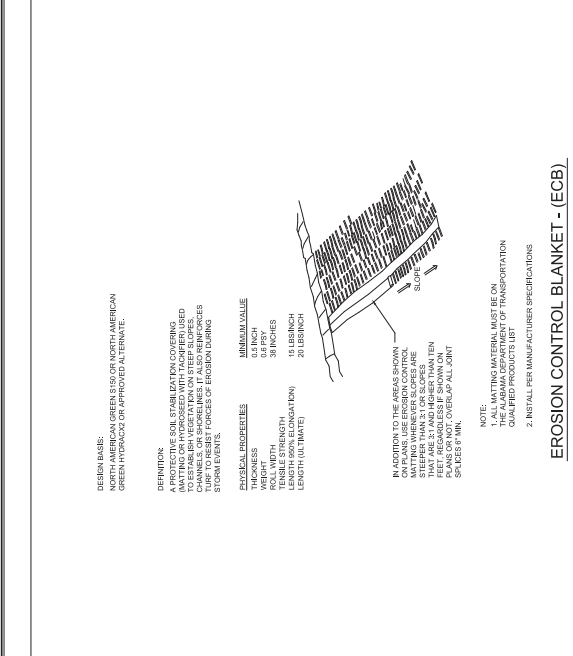
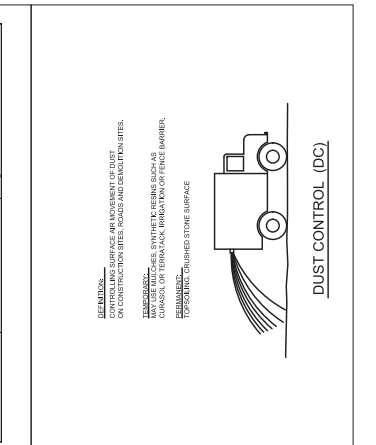
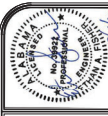


Figure FS-1 Geographical Areas for Species Adaptation

Note: Site conditions should be noted and impact by weather adjustment or close to county boundaries may justify adjustments in planting dates by qualified design professionals.

Material	Rate (per 1000 sq ft)	Notes
Straw (with Seed)	1.5¢ - 2¢/sq ft (15 lbs - 20 lbs)	Spread by hand or machine. Anchor when used by hand.
Straw Alone (no seed)	2.5¢ - 3¢/sq ft (15 lbs - 20 lbs)	Spread by hand or machine. Anchor when used by hand.
Wattle Chips	6.5¢/sq ft (5.5 lbs - 7.0 lbs)	Spread by hand or machine. Anchor when used by hand.
Permat Turf	1.2¢/sq ft (45 lbs - 50 lbs)	Spread by hand or machine. Will not show the mat.
Permat Turf	10-20¢/sq ft (400 lbs - 500 lbs)	Will wash off slopes. Treat with 12 lbs nitrogen.





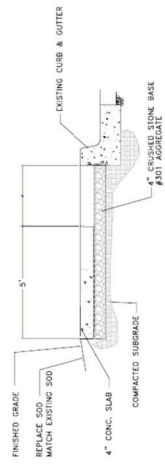
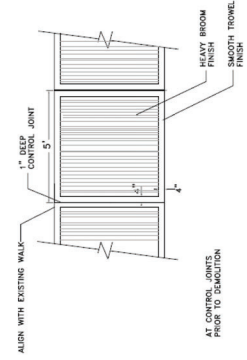
DATE:	JULY 8, 2021
PROJECT NO.:	675-1101-01
PROJECT NAME:	VESTAVA HILLS, ALABAMA
CHECKED BY:	MAF
DESIGNED BY:	MAF
SCALE:	AS SHOWN
REVISIONS:	

PROJECT:	OAKVIEW LANE TOWNHOMES
TITLE:	DETAILS AND SECTIONS
PROJECT NO.:	675-1101-01
CHECKED BY:	MAF
DESIGNED BY:	MAF
SCALE:	AS SHOWN
REVISIONS:	

120 BISHOP CIRCLE, SUITE 300  
 PELHAM, AL 35124  
 TEL - (205) 403-9158  
 FAX - (205) 403-9175

**EDG** ENGINEERING DESIGN GROUP, LLC  
 CIVIL ENGINEERING • LAND SURVEYING  
 (205) 403-9175

C7.1  
 SHEET NO.



SIDEWALK DETAIL - N.T.S.

**DYODS™**  
 Design Your Own Detention System

**CHAMBERMaxx™**

For design assistance, drawings, and pricing send completed worksheet to: [dyods@contech-epi.com](mailto:dyods@contech-epi.com)

**CONTECH**  
 construction products inc.

**Project Summary**

Date:	7/1/2021
Project Name:	Oakview Lane
City, State:	Vestavia Hills, AL
County:	Jefferson
Designed By:	GP
Company:	Contech
Telephone:	(205) 957-3228

**ChamberMaxx Calculator**

Storage Volume Required (cf):	2,500
Chamber Invert Depth Below Asphalt (ft):	4.03
Limiting Width (ft):	14
Porous Stone Backfill Included For Storage:	Yes
Depth A: Porous Stone Above Chamber (in):	6
Depth C: Porous Stone Below Chamber (in):	6
Stone Porosity (0 to 40%):	40

Waterway Area (ft<sup>2</sup>) = 10.76

**System Sizing** Use Custom Layout (if right) for layout adjustment

Chambers:	30 Chambers
Chamber Storage:	1,832 cf
Porous Stone Storage:	1,243 cf
Total Storage Provided:	2,874 cf
Rectangular Footprint (W x L):	11 ft x 228.5 ft
	115.0% of Req'd Storage

**CONTECH Materials**

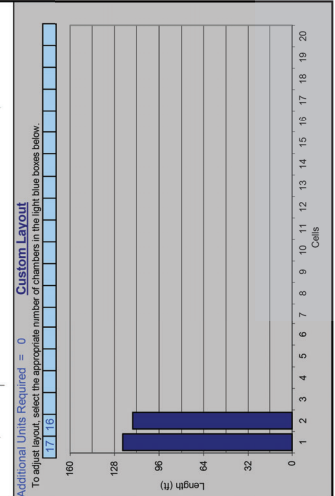
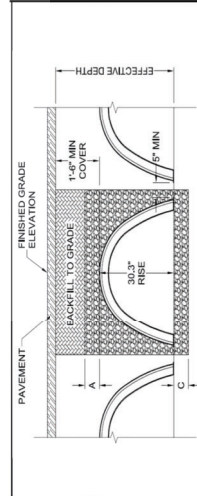
ChamberMaxx Middle Units:	29 Chambers @ 7'1" installed length
ChamberMaxx Start Units:	2 Chambers @ 8' installed length
ChamberMaxx End Units:	2 Chambers @ 7'5" installed length
Manifold Fittings (1 manifold):	1 ea Tees and Tee Elbow
Scour Protection Netting:	11 1' long x 7.5' wide
Approximate Truckloads:	1 Trucks

**Construction Quantities**

Initial Excavation:	254 cy (assumes 4" asphalt)
Final Excavation:	115 cy
Remaining Backfill To Asphalt:	62 cy backfill per specifications
Non-Woven Geotextile:	293 sq/ft for top and sides of excavation

**\*\*Construction Quantities are approximate and should be verified upon final design**

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### Future Land Use

- |                                                                                                              |                                                                                                     |                                                                                                        |
|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
|  Low-Density Residential    |  Retail/Mixed Use  |  Institutional        |
|  Medium-Density Residential |  Limited Mixed Use |  Parks and Open Space |
|  High-Density Residential   |  Planned Mixed Use |                                                                                                        |
|  Birmingham                 |  Jefferson County  |  Mountain Brook       |

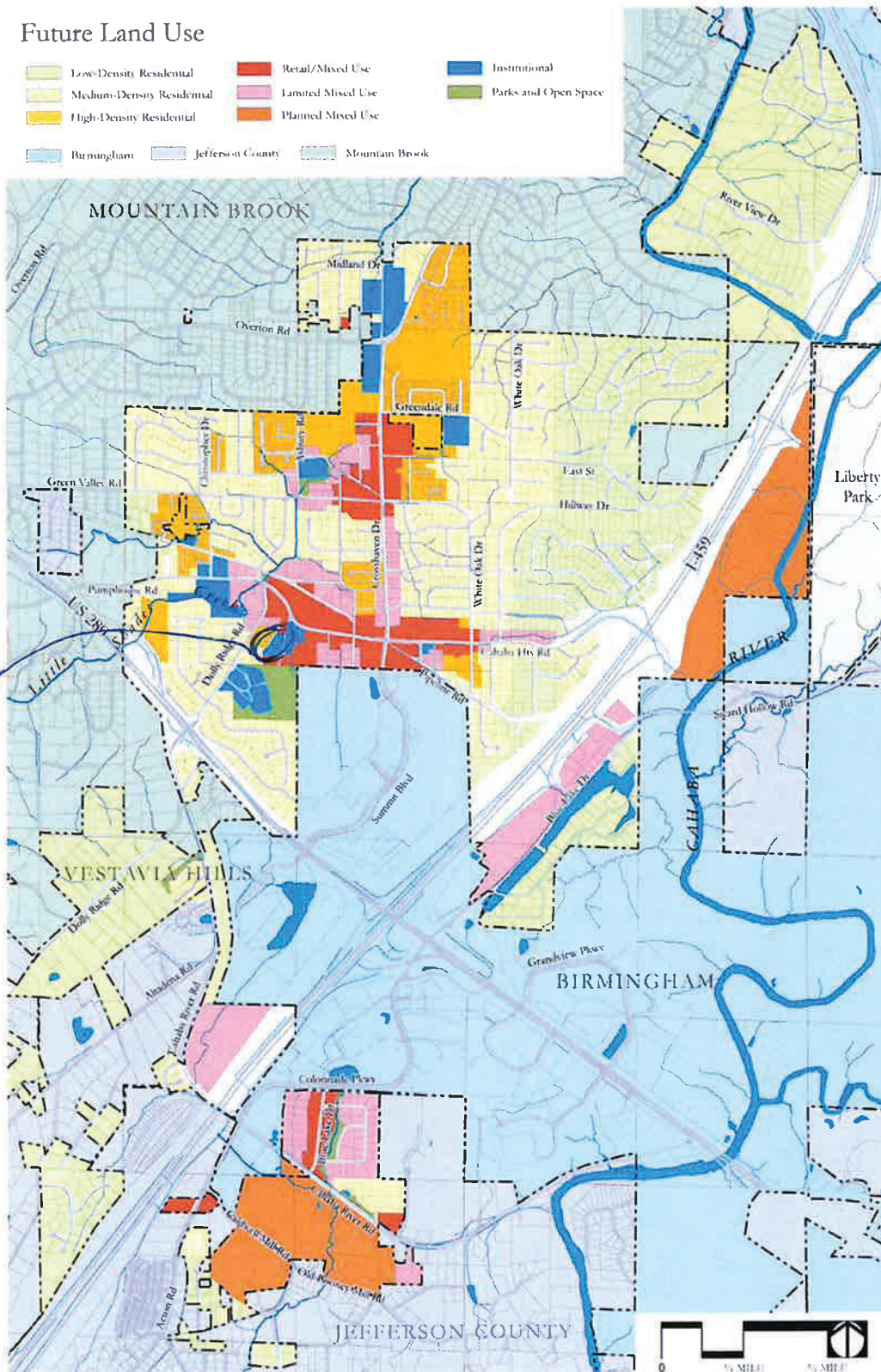


Figure 4: Future Land Use Map



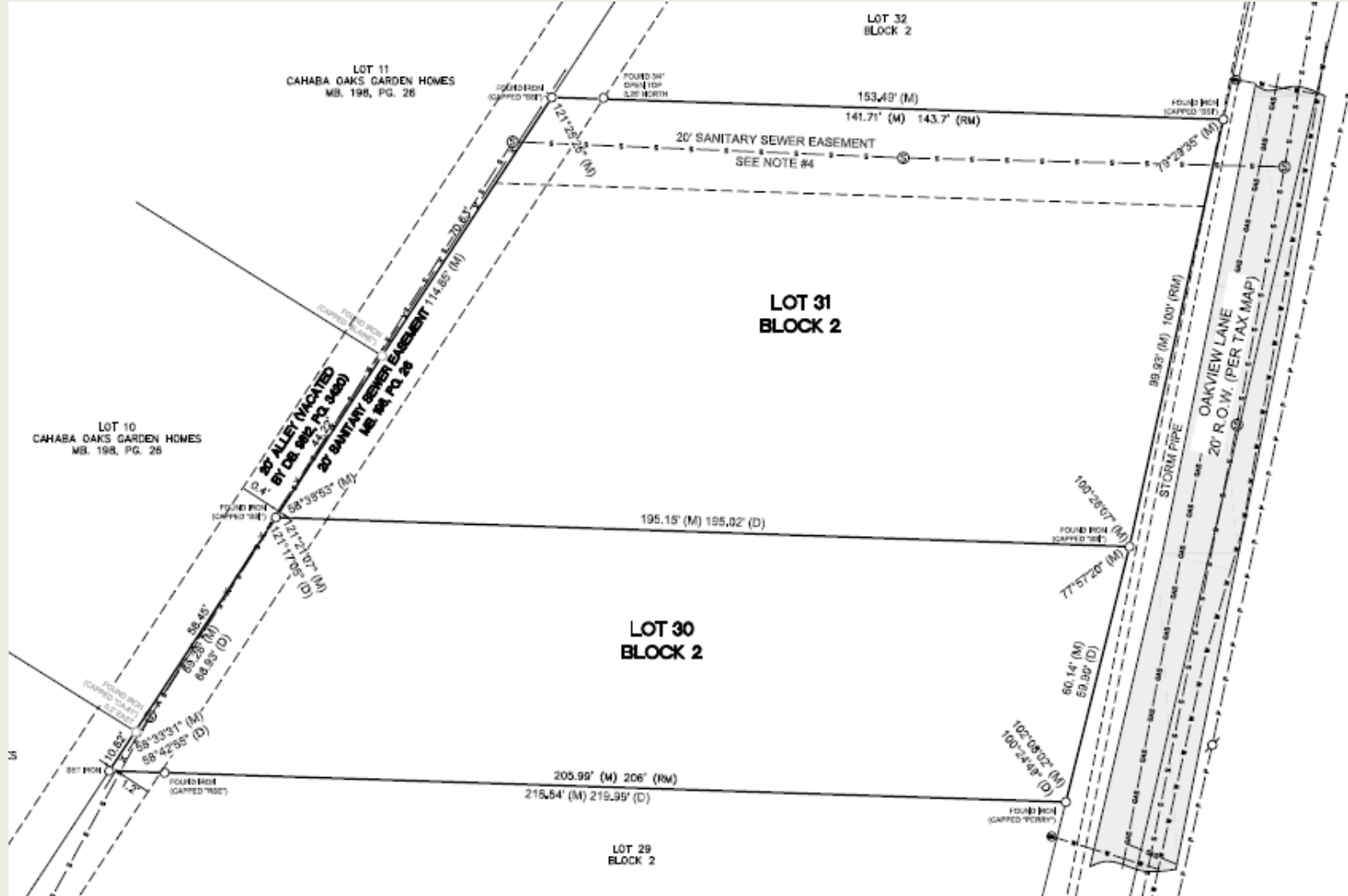
4224 & 4228  
OAKVIEW LANE

Vestavia Hills, Alabama

# Existing Property

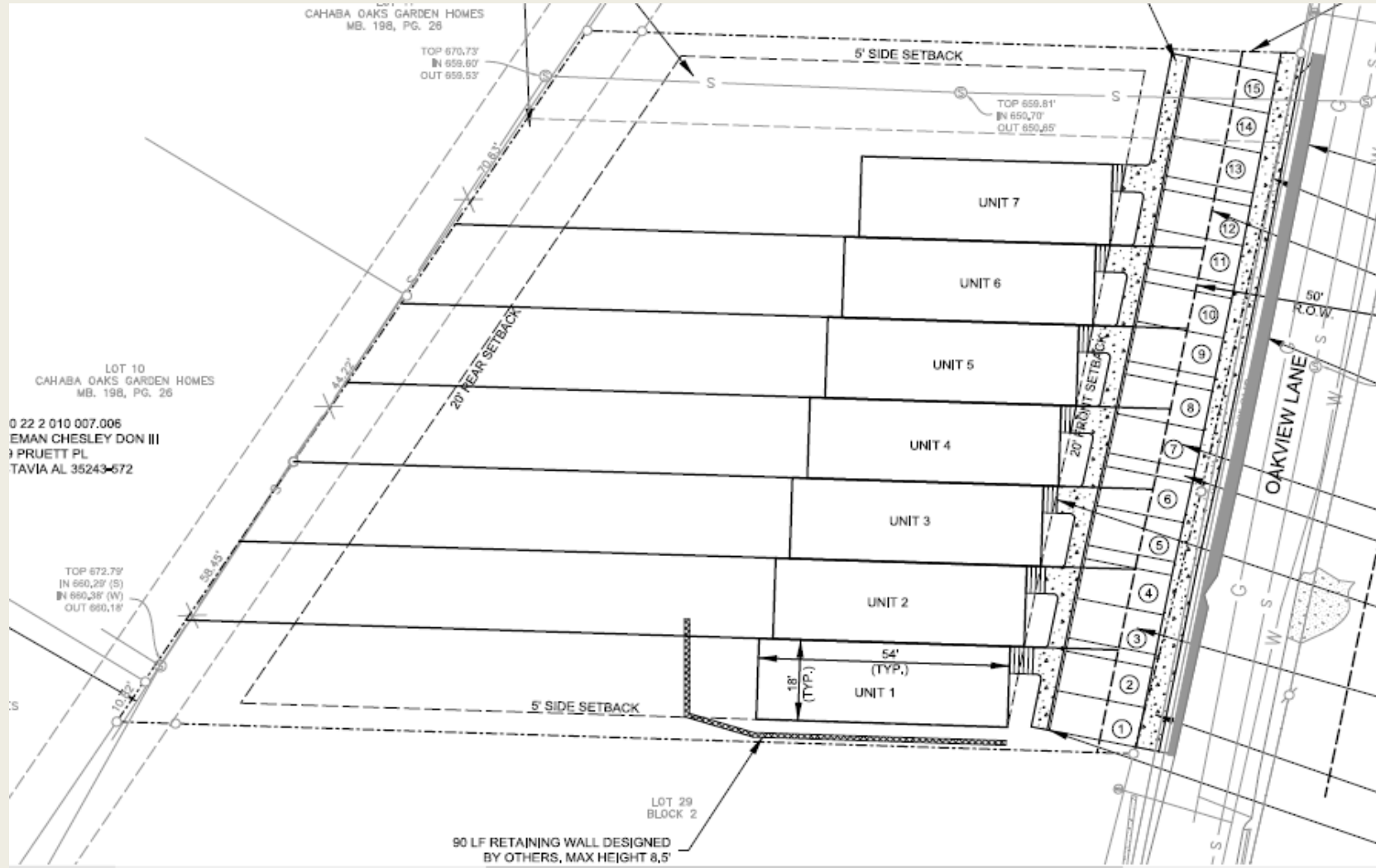


# Existing Lots

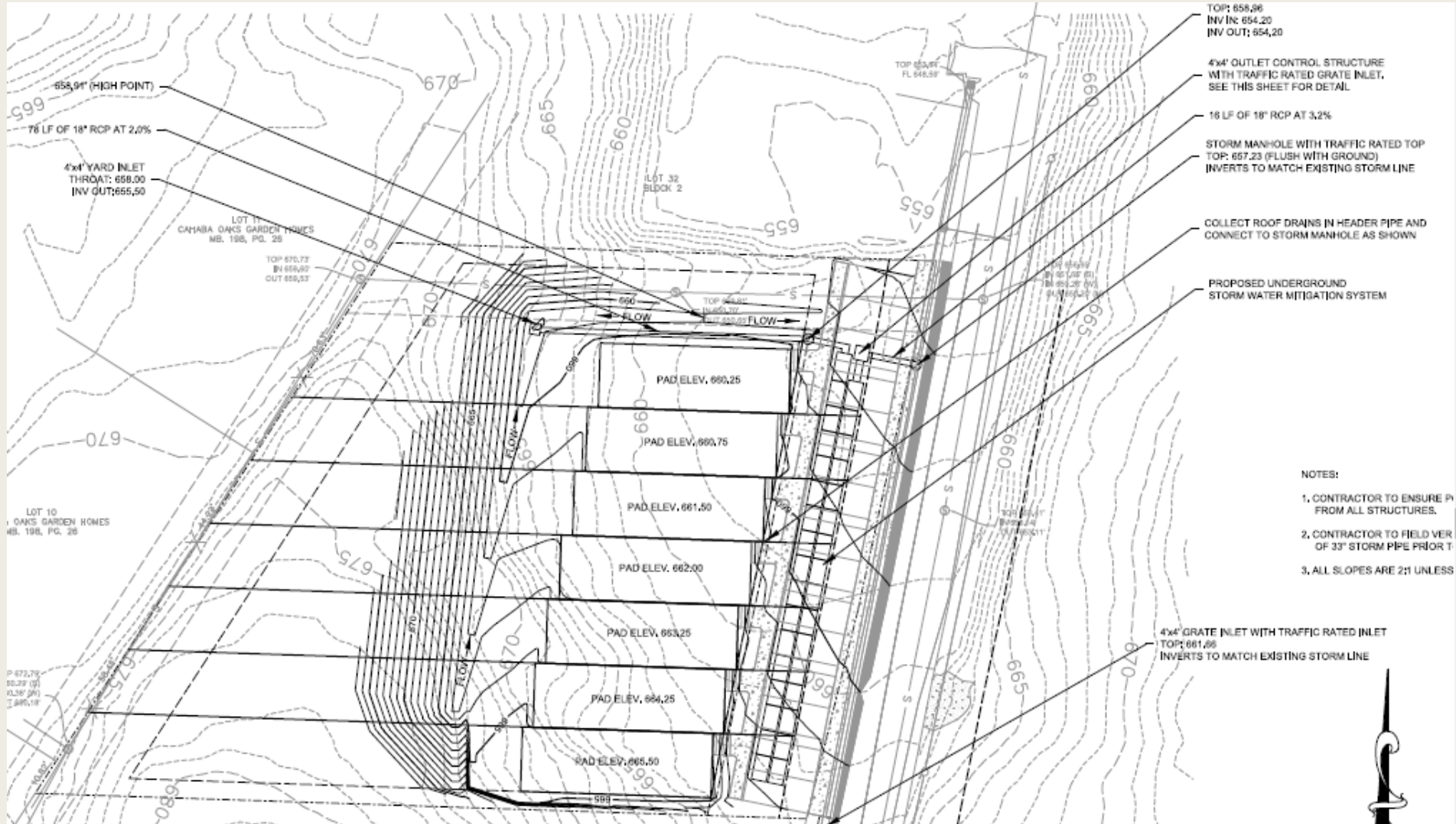




# Proposed Layout



# Drainage Plan



- **The property is currently zoned Institutional which allows for uses such as Assisted Living Facilities, Nursing Homes, Churches, and Rehab Facilities. We feel given the surrounding properties that residential townhomes are a better fit.**
- **The property has single family detached homes to the West and multiple Commercial pieces around it. We feel residential townhomes provide an appropriate transitional use and end users will enjoy the walkability of the area visiting the surrounding shops and restaurants.**
- **Typically, residential townhomes do not attract many people with school aged children so we do not anticipate any real impact to the school system.**
- **Institutional zoning allows for structure heights of 45 feet. Our townhomes will be roughly 35 feet tall which will be less imposing for the surrounding neighbors.**



# CONCEPTUAL FRONT ELEVATIONS



## About KADCO Homes

We have been in business here in Birmingham for over 35 years. With a strong and consistent focus on the Vestavia area market, we have helped create communities such as Wellington Park, Cambridge, Kensington, Panorama Brook, Crossbridge, Cobblestone, Westminster, The Cove at Overton, Pumphouse Village, & more.

We are currently working on several communities in Vestavia such as Vestavia Terrace townhomes, Natchez Drive, Poe Drive at Overton Village, Fairhaven Manor, and The Arbor at Rocky Ridge. You can find out more about us by visiting [kadcohomes.com](http://kadcohomes.com)

